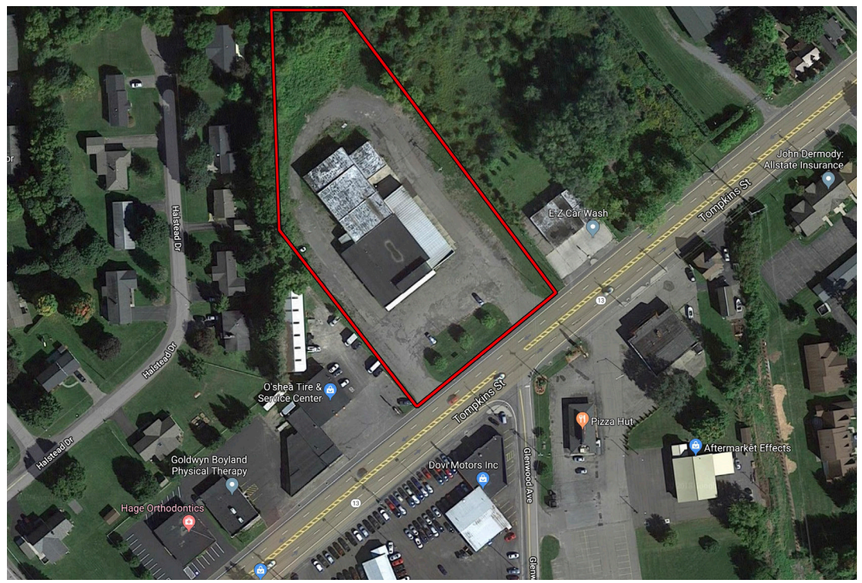
# WAREHOUSE / RETAIL BUILDING FOR SALE
## 260 TOMPKINS STREET CORTLAND, NY 13045




## CONTACT US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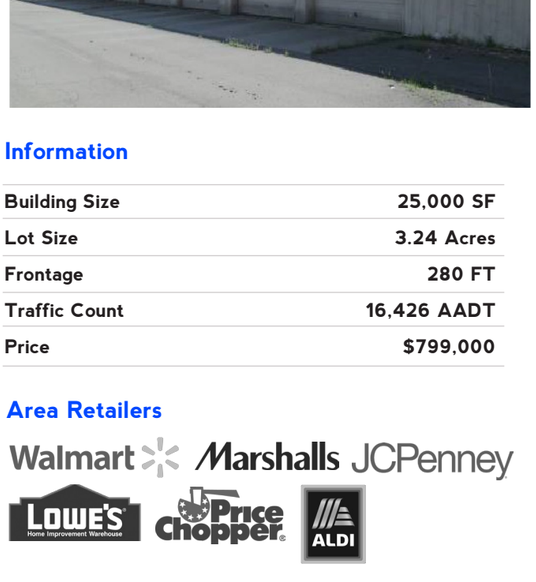
## 260 TOMPKINS STREET CORTLAND, NY 13045


**PRICE REDUCED!**



## FORMER TIRE CENTER / AUTO REPAIR

### Key Features

- 25,000 SF Former Tire/Auto Repair Building for Sale on 3.24 Acres
- Building offers 7 Automobile Bays, 4 Truck Bays, Office Space, Service Area, Display Area, and Warehouse Space
- Separate Entrance and Exit Points to Property
- Close proximity to SUNY Cortland Campus
- On-Site Environmental testing has been done

### Information

| | |
|---|---|
| Building Size | 25,000 SF |
| Lot Size | 3.24 Acres |
| Frontage | 280 FT |
| Traffic Count | 16,426 AADT |
| Price | $799,000 |

### Area Retailers

Walmart Marshalls JCPenney LOWE'S Home Improvement Warehouse Price Chopper ALDI

### Demographics

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 2,987 | 23,627 | 31,983 |
| Households | 1,225 | 8,701 | 11,986 |
| Average HH Income | $60,646 | $56,504 | $60,682 |
| Daytime Population | 4,337 | 26,355 | 35,276 |
| Business Establishments | 168 | 986 | 1,366 |


The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warrantees, or representation as to the completeness and accuracy thereof.



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