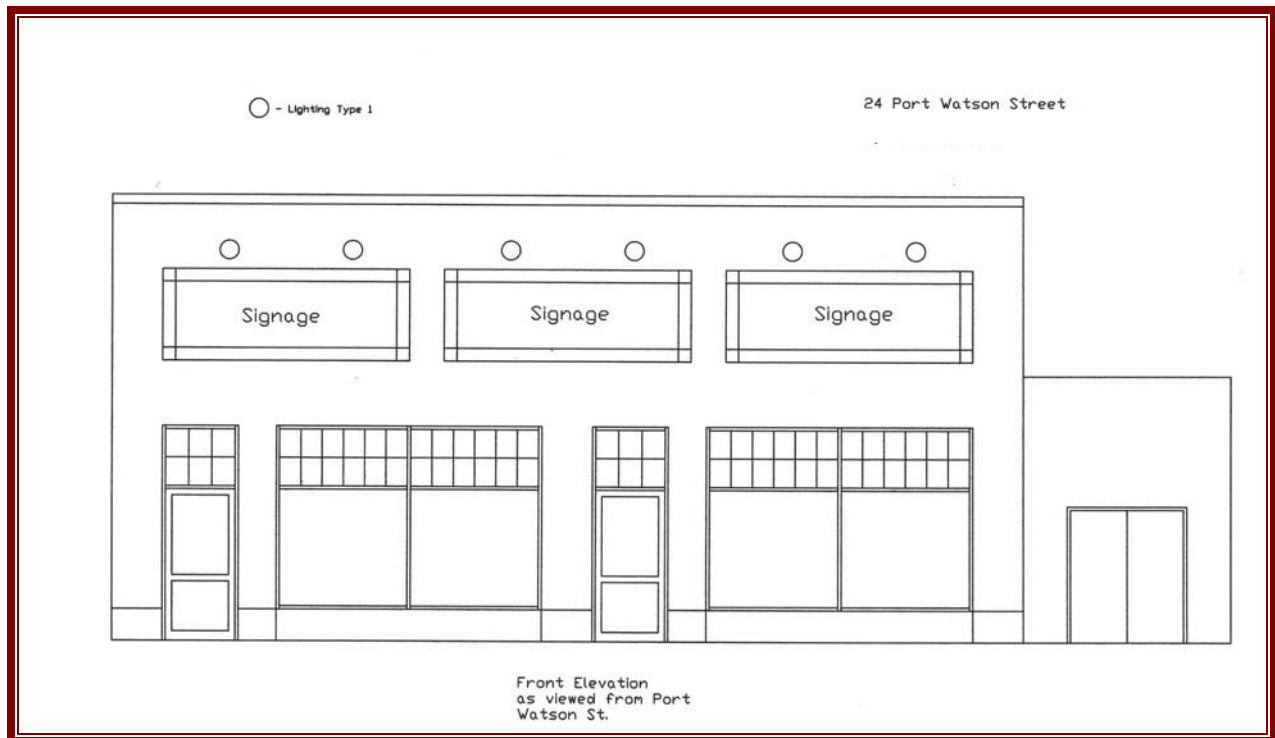


Great Dane Properties



Port Watson Plaza

24 Port Watson Street
Cortland, NY 13045



Store Fronts and Office spaces
from 616 square feet to 4,500 square feet

Commercial Real Estate Sales, Leasing & Management

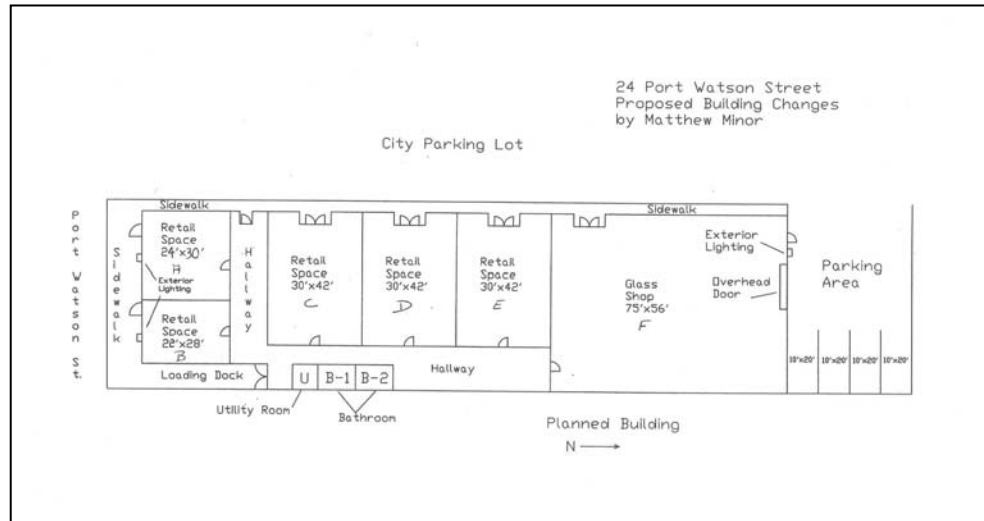
Licensed in:
NY, NH, CT, MA, VT

Joe Draghi
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
607/838-3263
Fax: 607/330-8300
jdraghi@greatdaneproperties.com
www.greatdaneproperties.com



Site Plan



Unit #	Size	Dimensions	Tenant
A	720 sf	24' x 30'	Available
B	616 sf	22' x 28'	Available
C	1,500 sf	30' x 50'	Available
D	1,500 sf	30' x 50'	Available
E	1,500 sf	30' x 50'	Available
F	4,200 sf	75' x 56'	Lease Out

Great Dane Properties

Licensed in:
NY, CT, MA, VT & NH

Joe Draghi
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
607/838-3263
Fax: 607/330-8300
jdraghi@greatdaneproperties.com
www.greatdaneproperties.com



Property Highlights

- Located in the heart of downtown Cortland, New York across from CVS Pharmacy.
- NYS Routes 13 & 11 and County Routes 90 & 41 converge as Port Watson Street for one block in front of this location.
- Main Street is one way and Port Watson connects and becomes the loop around for Main Street traffic.
- Adjoining this site is a free municipal parking lot to service your customers, as well as on site parking spaces.
- This location has extremely high visibility from all four lanes of both east and west bound flowing traffic.
 - Traffic count of 13,587 AADT (NYS DOT 2006)
 - Total GLA 9,316 sf
 - New renovations and store fronts
- Downtown Cortland has a strong and viable retail supported by an active Business Development group the Cortland County BDC IDA.

Asking rent \$ 9.00 - \$12.00 per square foot gross per year

Grant money may be available for interior improvements.

Great Dane Properties

Licensed in:
NY, CT, MA, VT & NH

Joe Draghi
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
607/838-3263
Fax: 607/330-8300
jdraghi@greatdaneproperties.com
www.greatdaneproperties.com



Cortland, New York 13045 Cortland County



Great Dane Properties

Licensed in:
NY, CT, MA, VT & NH

Joe Draghi
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
607/838-3263
Fax: 607/330-8300
jdraghi@greatdaneproperties.com
www.greatdaneproperties.com



24 Port Watson Street



Great Dane Properties

Licensed in:
NY, CT, MA, VT & NH

Joe Draghi
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
607/838-3263
Fax: 607/330-8300
jdraghi@greatdaneproperties.com
www.greatdaneproperties.com



Great Dane Properties

Licensed in:
NY, CT, MA, VT & NH

Joe Draghi
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
607/838-3263
Fax: 607/330-8300
jdraghi@greatdaneproperties.com
www.greatdaneproperties.com