



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Ground Lease/Redevelopment

1025-1041 County Route 64
Big Flats, NY 14903
Chemung County

Excellent
Restaurant & Retail
Pads Available



Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

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Karina K. Draghi

Licensed Real Estate Broker

Licensed in
New York & Florida

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6151 Blackjack Court N, Punta Gorda, FL 33982



DEMOGRAPHICS			
	5 MI	10 MI	30 MI
POPULATION	36,371	95,353	307,995
HOUSEHOLDS	14,834	39,140	122,999
AVG HH INCOME	\$76,248	\$71,413	\$71,524

Big Flats Consumer Square

- TJ-maxx
- STAPLES
- Party City
- Sam's CLUB
- Michaels
- FAMOUS Footwear
- PETCO
- Where the pets go.
- SPORTSMAN'S WAREHOUSE
- TOPS
- HARBOR FREIGHT TOOLS
- HOBBY LOBBY

Arnot Mall

- Olive Garden
- Red Lobster
- Sears Home Appliance Showrooms
- Burlington
- The SHOE DEPT.
- JCPenney
- OLYMPIA
- Ruby The Chef

I-86 – 37,409 AADT

13,477 AADT



13,130 AADT

Big Flats Commons

- TARGET
- BEST BUY
- Panera
- FIVE GUYS
- maurices

Southern Tier Crossing

- Walmart Supercenter
- FAIRFIELD INN & SUITES
- Marriott
- STARBUCKS COFFEE
- ALDI
- DICK'S Sporting Goods
- KOHL'S
- JO-ANN fabric and craft stores
- Old Country Store
- TEXAS ROADHOUSE



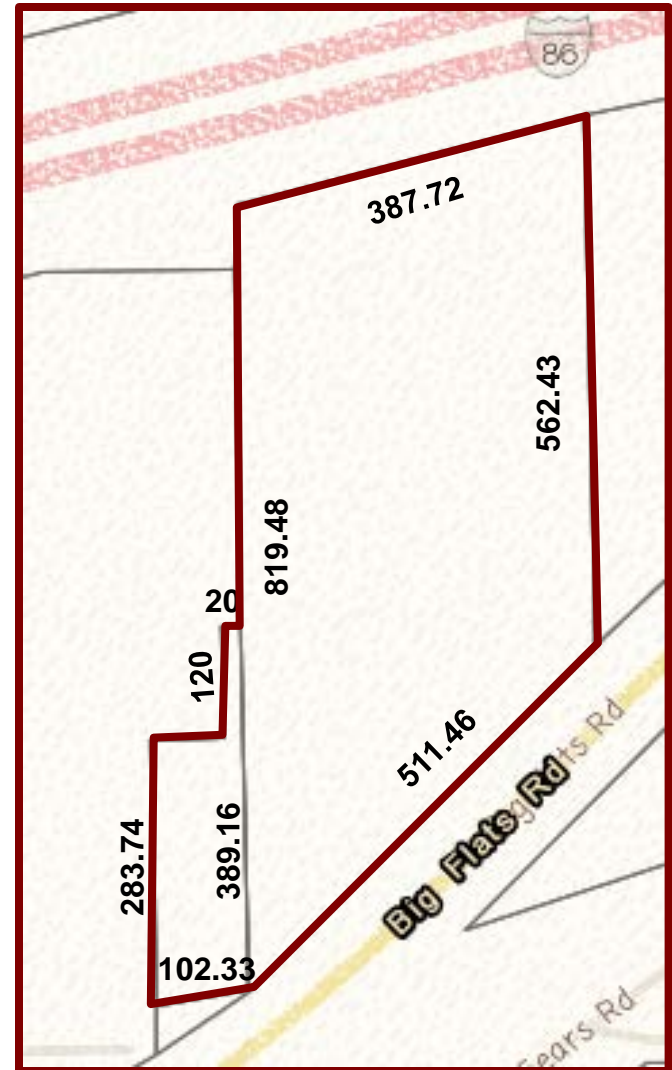
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1025-1041 County Route 64

- 6.68 Acres
- Zoned Business Regional with many uses
 - Restaurant
 - Convenience Store
 - Fitness Center
 - Hotel/Motel
 - Mall, Plaza, Retail
 - Office
 - Vehicle rental, repair & sales
 - And much more
- Excellent Location
- High traffic counts, 13,477 AADT



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Sample Conceptual Plan

- Three 3,500SF Units



The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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