



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

12 Freeville Road
Dryden, NY 13053



Price
Reduction
~~\$425,000~~
~~\$350,000~~
\$299,000



Great Dane Properties is pleased to present +/-17,000SF of retail space for sale or lease. Located on 2.59 acres, mid-point between Ithaca and Cortland and one mile from Tompkins Cortland Community College.

Joe Draghi

Licensed Real Estate Broker

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

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

Karina Draghi

Licensed Real Estate Broker

Licensed in
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607-838-3463 – karina@greatdaneproperties.com

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* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982



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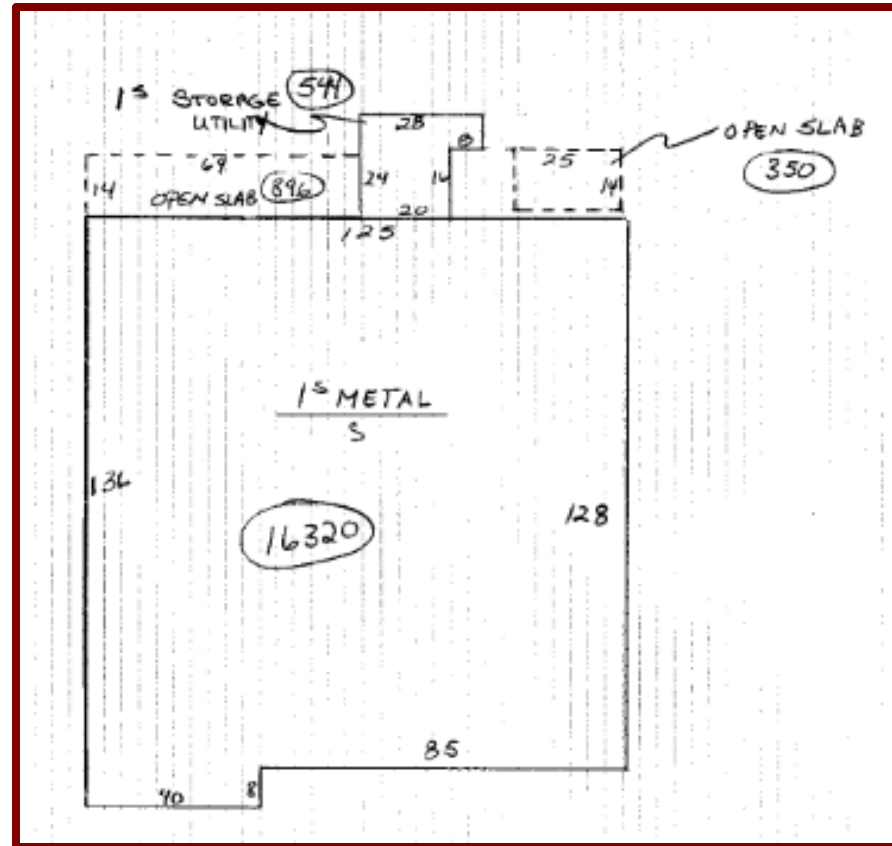
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Highlights

- 12' Ceilings Throughout
- 2 Adjacent Acres Available
- Can Divide Space
- Ample Parking
- ½ Mile from:
 - 140 Unit Residential Housing
 - Dryden Middle/High School



| 2014 Demographics 12 Freeville Road, Dryden, NY 13053 | | | |
|--|---------------|----------------|----------------|
| | 3 Mile Radius | 10 Mile Radius | 15 Mile Radius |
| Population | 6,200 | 71,096 | 136,734 |
| Households | 2,356 | 26,884 | 51,248 |
| Median HH Income | \$58,297 | \$55,773 | \$53,513 |

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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