



# 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.

## 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

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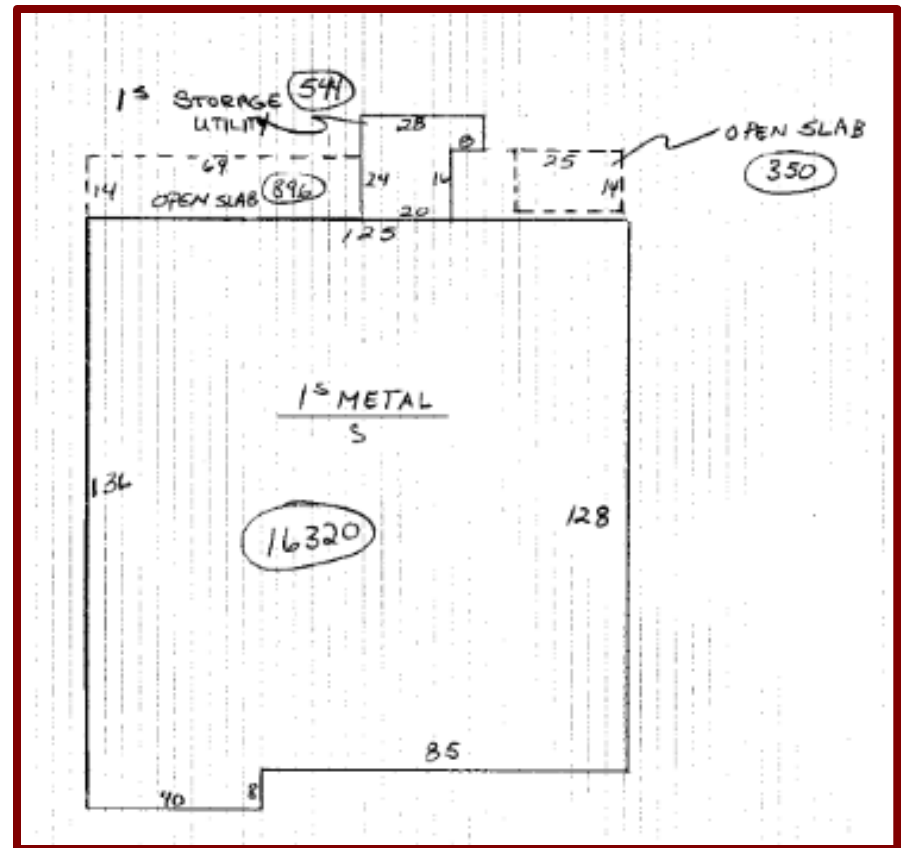
Karina K. Draghi 607-838-3463 – karina@greatdaneproperties.com

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## Highlights

- 12' Ceilings Throughout
- 2 Adjacent Acres Available
- Can Divide Space
- Ample Parking
- ½ Mile from:
  - 212 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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