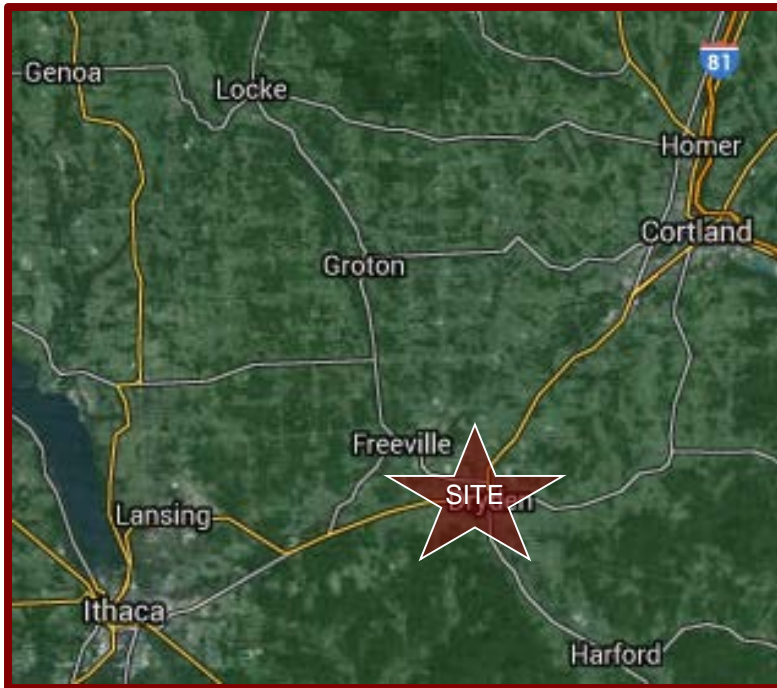




Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

12 Freeville Road
Dryden, NY 13053



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 County 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
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

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



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development



Site Location:
 12 Freeville Road, Dryden, NY 13053



Great Dane Properties, LLC

Joe Draghi 607-838-3263 – jdraghi@greatdaneproperties.com

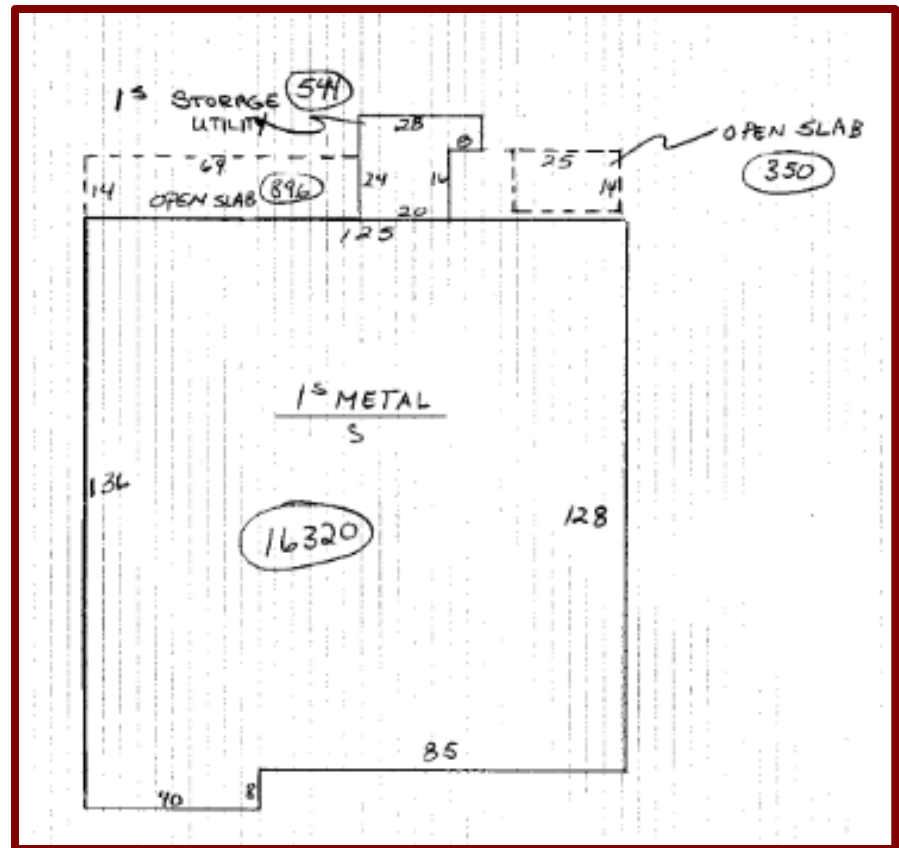
Karina Draghi 607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

NY Office: PO Box 212, Mclean, NY 13102 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

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

79 North Steet, 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.



Great Dane Properties, LLC

Joe Draghi 607-838-3263 – jdraghi@greatdaneproperties.com

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

Fax 607-218-8721

NY Office: PO Box 212, Mclean, NY 13102 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982