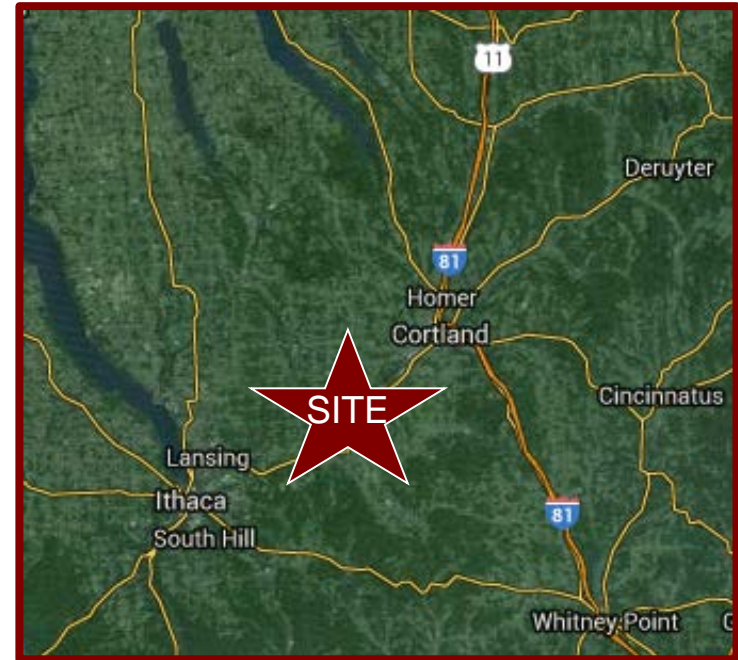




Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

2186 Dryden Road
Freeville, NY 13068



Great Dane Properties is pleased to present 2186 Dryden Road for Lease. Situated mid-point between Ithaca and Cortland with excellent visibility. Ideal space for retail, office or warehouse uses.

Joseph M. Draghi

Licensed Real Estate Broker

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

607-838-3263 – jdraghi@greatdaneproperties.com

Karina K. Draghi

Licensed Real Estate Broker

Licensed in
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

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

	Demographics		
	3 mile radius	5 mile radius	10 mile radius
Population	5,119	12,047	82,314
Families	2,082	4,951	30,175
Avg. Income	\$85,890	\$89,556	\$88,909

**Cortland, NY
12 miles North**



**Ithaca, NY
12 miles South**

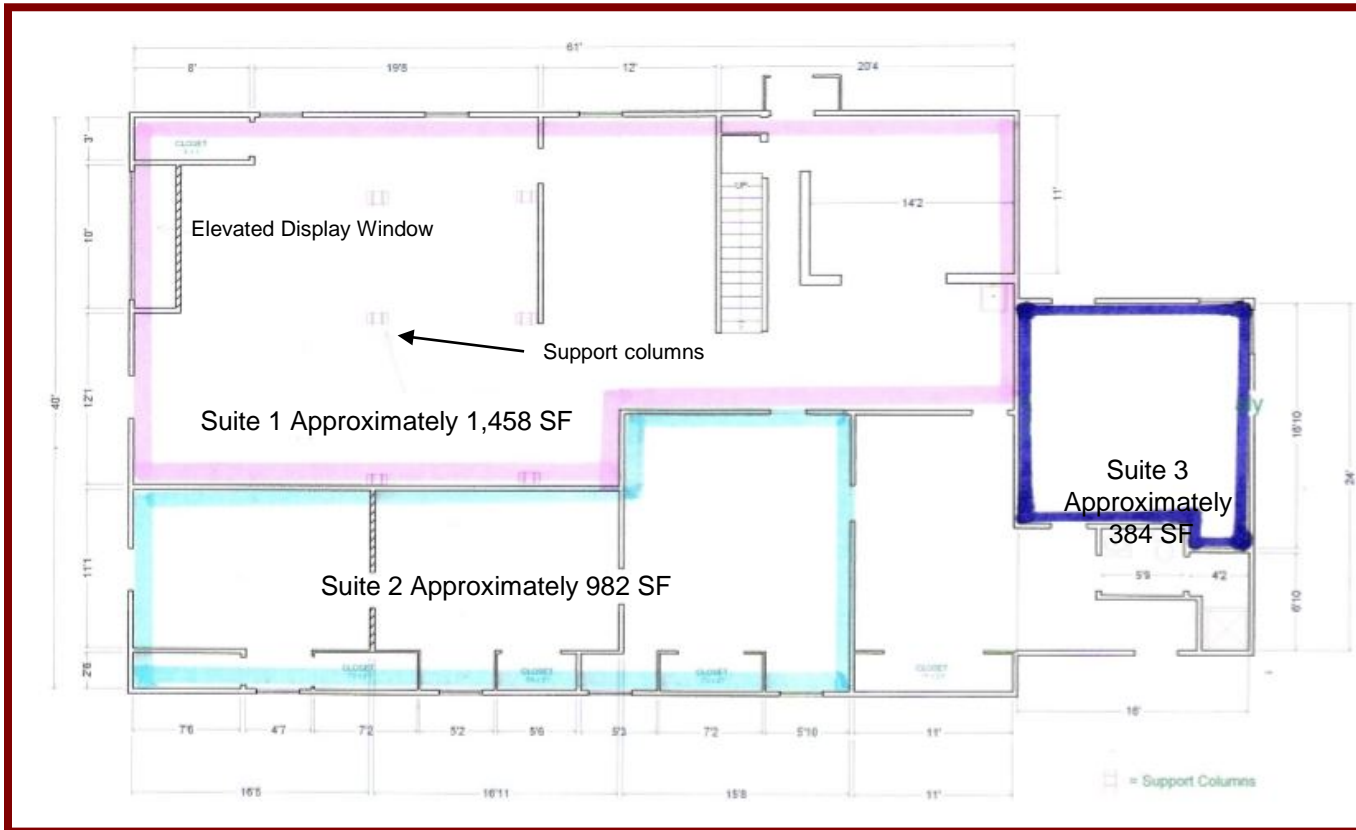


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Ground Floor



*GLA: 3,174 SF

*Easy Access from Dryden Road / NYS Route 13

*Highly Visible, Located Close to the Road

*Ample Parking and rear employee / excess parking available

*Drive around building allows easy access for large delivery vehicles



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