



**Great Dane Properties, LLC**

Commercial Real Estate Sales, Leasing, Management & Development

# Shovel Ready Development Opportunity

- Development Opportunity
- Build to Suit
- 13,503 AADT
- Great Visibility/Exposure
- Midpoint between Ithaca and Cortland, NY

Location:  
79 North Street  
Dryden, NY 13053  
Tompkins County

**Joe Draghi**

Licensed Real Estate Broker

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

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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



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



### Great Dane Properties, LLC

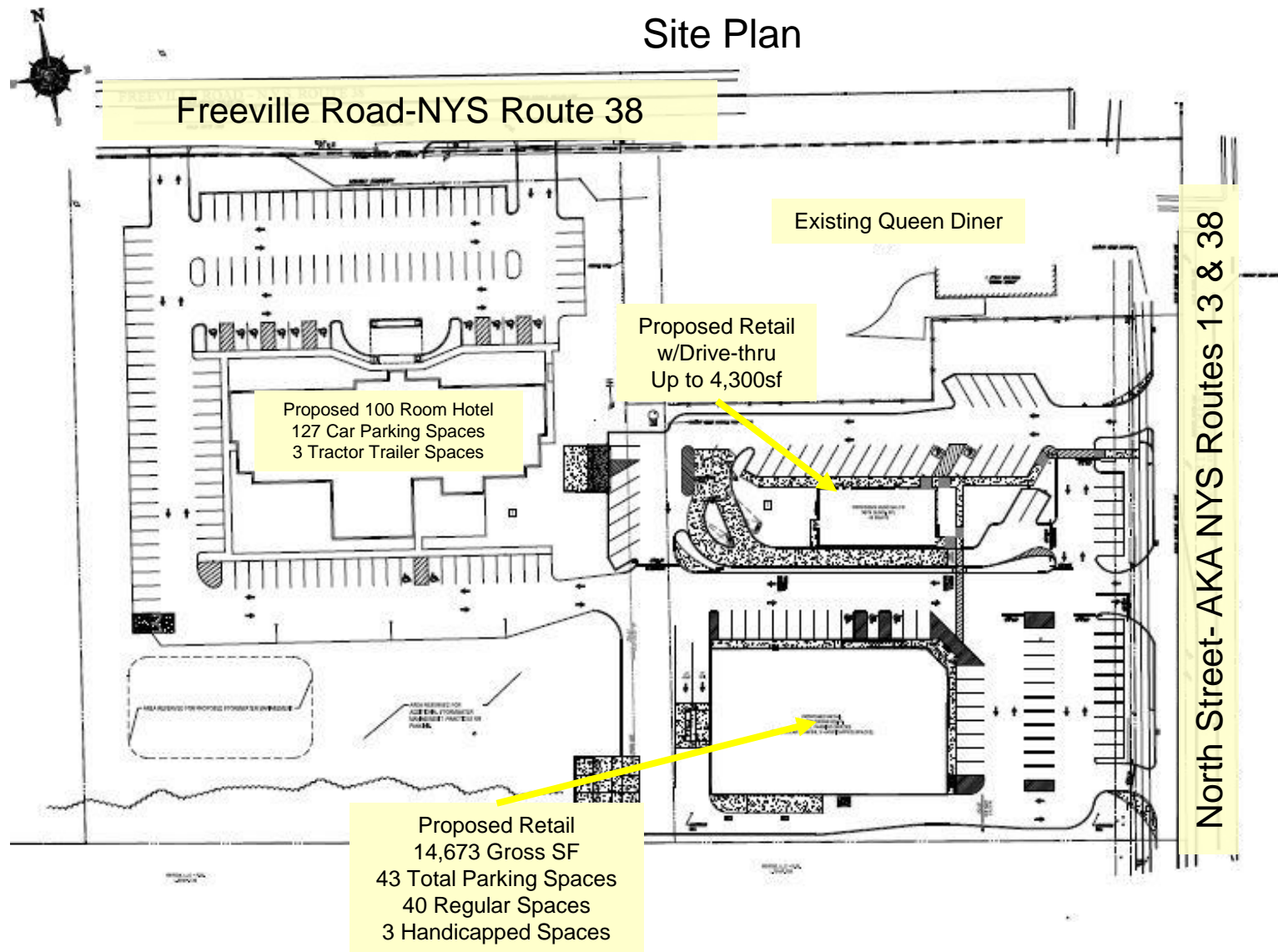
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# Site Plan



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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