



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Absolute Net Lease Walgreens & Adjacent Development Ground for Sale

79 North Street, Dryden, NY 13053
Tompkins County



**Price: \$4,062,200.00 | Cap: 6 | 14.3 Years
Remaining on Absolute NNN Lease**

Walgreens - Absolute Net Lease

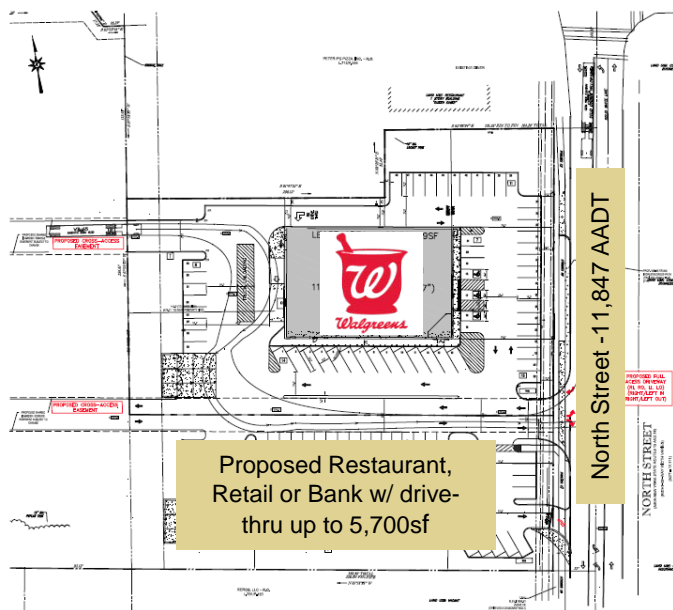
Original Term 20 Years - Commencement Date: 6/8/18
Renewal options: (5) 5-year renewals and (1) 3-year and
11-month renewal - Expiration Date 6/30/38

Development Ground - For an additional \$250,000.00

Pre-Approved for up to 5,700SF building with drive-thru
option - Complete with a separate right out curb cut

Parcel Information

2.32 Acres with 344' frontage
Zoned Commercial Business
High Traffic Counts – 11,847 North Street (NYS Route 38)
Great Visibility & Exposure
Close proximity to Tompkins County Community College
(TC3), Cortland State, Cornell University & Ithaca College
Located midpoint between Ithaca & Cortland, NY



Joseph M. Draghi

Licensed Real Estate Broker

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

607-838-3263 – jdraghi@greatdaneproperties.com

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