



Great Dane Properties, LLC

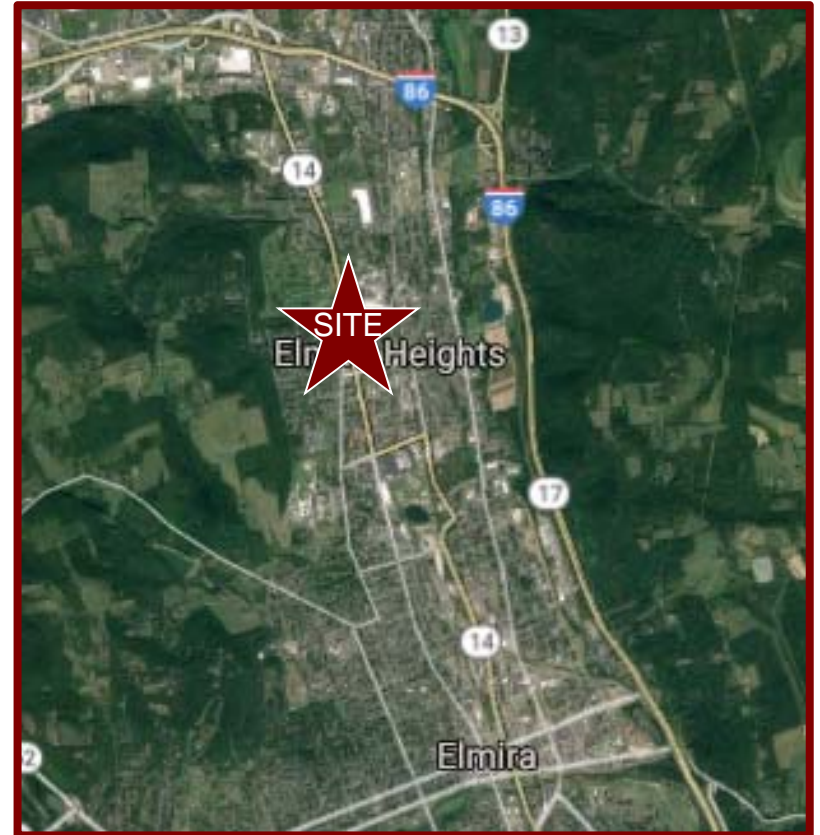
Commercial Real Estate Sales, Leasing, Management & Development

For Lease or Sale

252 Oakwood Ave
Elmira, NY 14903



Great Dane Properties is pleased to present this free-standing former convenience store with 2,814 sf. Great location for retail, banks, restaurants, nail salons and much more.



Joe Draghi

Licensed Real Estate Broker

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

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Karina Draghi

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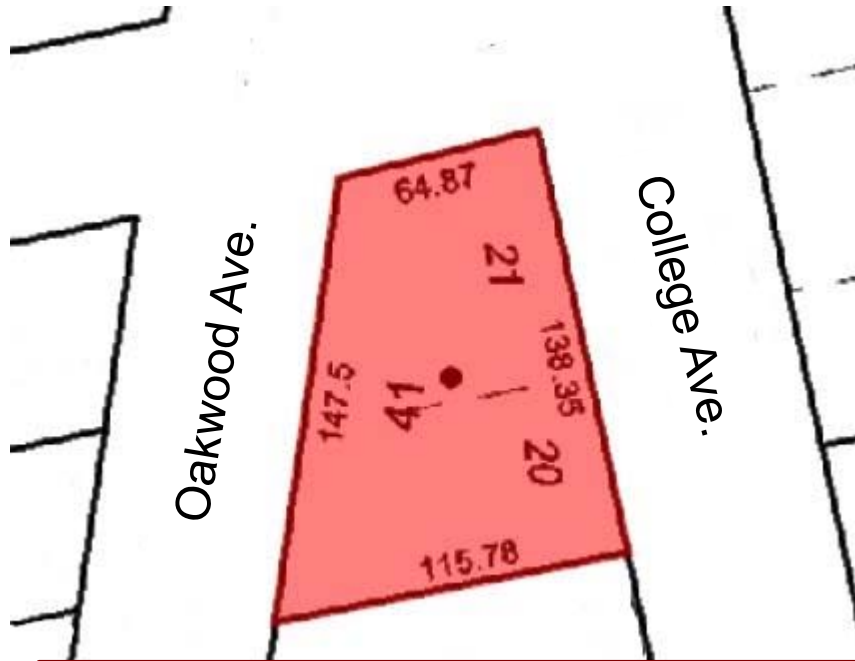
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- ### Highlights
- 0.29 Acre Lot
 - 2,814 SF
 - Traffic Count: 11,188 AADT – Oakwood Ave
 - Traffic Count: 9,752 AADT – College Ave

- ### Traffic Generators (in close proximity)
- Thomas A Edison High School
 - Cohen Elementary School
 - CAF USA – 650 Employees
 - Anchor Glass Container Corp. – 370 Employees
 - Elmira Correctional Facility
 - Mark Twain 18 hole Golf Course



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