

Freestanding Retail Space

Former Drugstore With Drive Thru

79 North Street
Dryden, NY 13053

High Visibility Location On Route 13

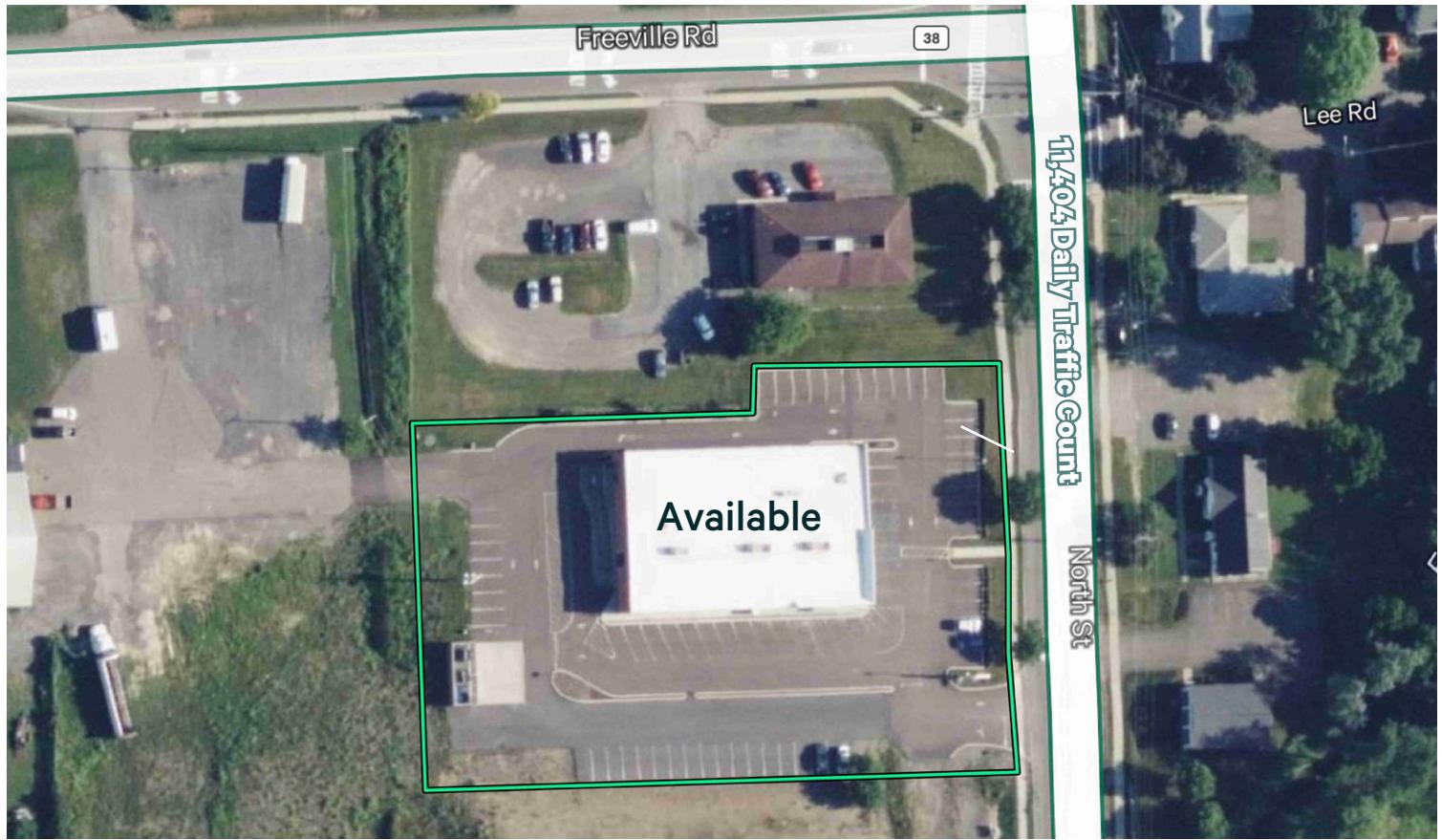


Offering Overview

11,196 Square foot former drugstore property with drive thru available for sublease. The property provides outstanding exposure to Route 13, the primary traffic corridor between the neighboring cities of Ithaca and Cortland. Attractive sublease terms available.

Offering Details

- + 11,196 Square Feet With Drive Thru
- + High Visibility & Traffic Counts
- + Long Term Primary Lease (06/30/2038)
- + Sublease Rate: Negotiable



Property Overview

- + 11,196 Square Feet
- + Drive Thru
- + Pylon Sign
- + 70 Parking Spaces
- + High Visibility Location
- + Daily Traffic Count 11,404 vehicles
- + Commercial Zoning
- + Built 2018
- + Long Term Primary Lease, LED 07/31/2038
- + Neighboring retailers include: McDonald's, Dunkin, Subway, Mobil, Speedway, Dollar General, Kinney Drugs, Dryden Foot Market, and Pine Ridge Grocery

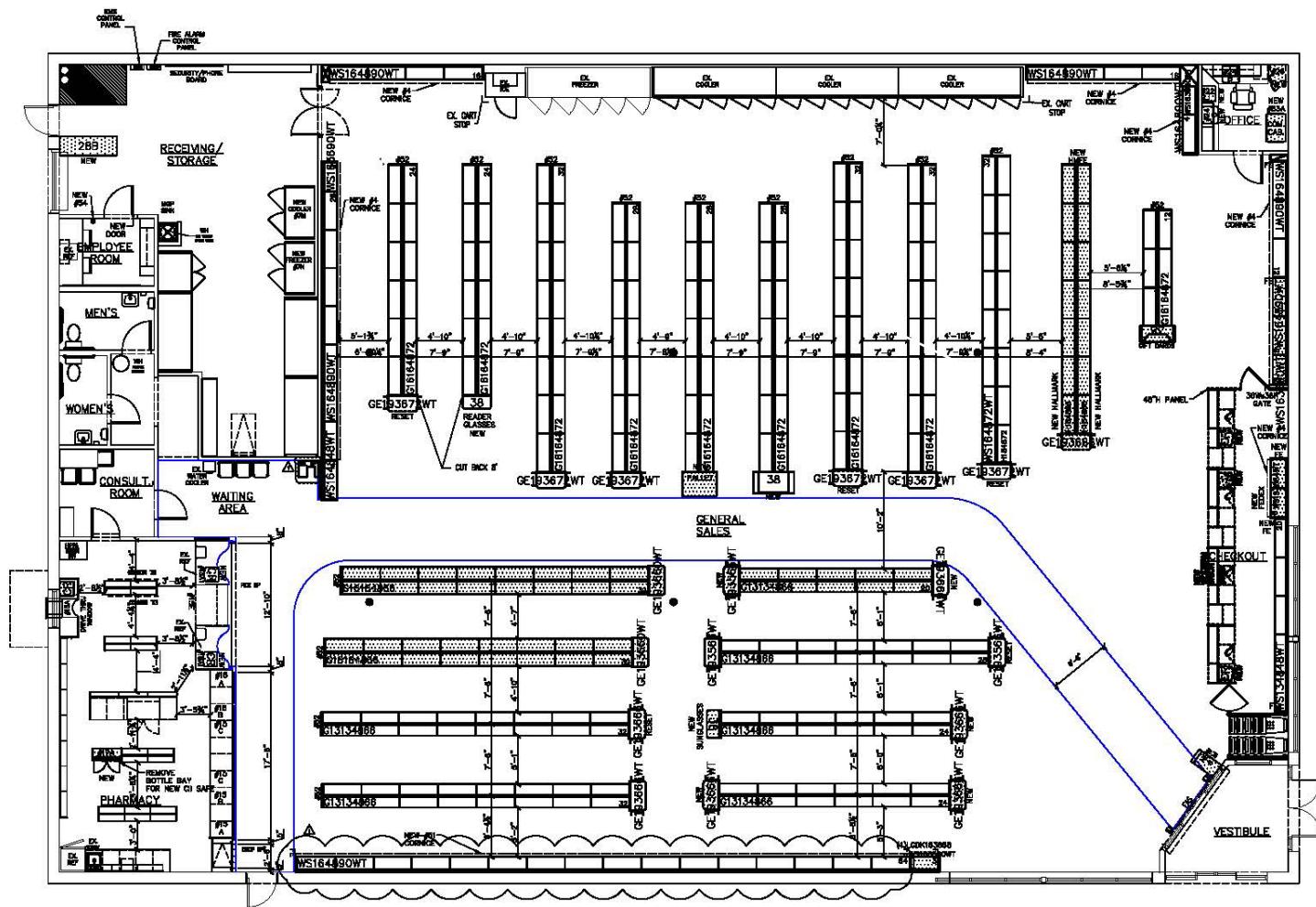
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DEMOGRAPHIC BRIEF

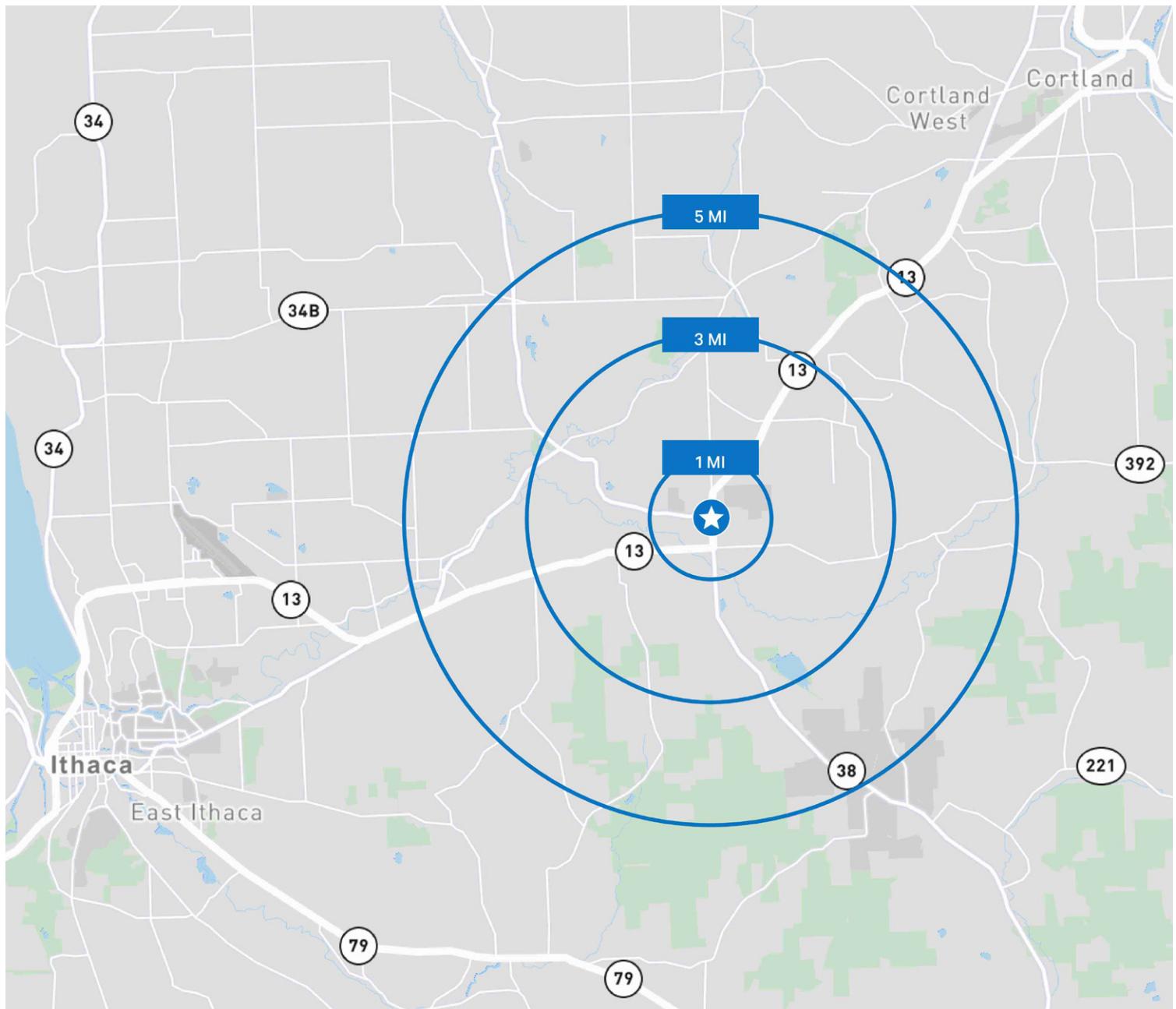
79 NORTH ST

	1 MILE	3 MILES	5 MILES
 POPULATION			
2025 Population - Current Year Estimate	2,252	5,419	9,508
2030 Population - Five Year Projection	2,206	5,338	9,362
2020 Population - Census	2,296	5,582	9,793
2010 Population - Census	2,512	6,082	10,451
2020-2025 Annual Population Growth Rate	-0.37%	-0.56%	-0.56%
2025-2030 Annual Population Growth Rate	-0.41%	-0.30%	-0.31%
 HOUSEHOLDS			
2025 Households - Current Year Estimate	1,013	2,321	4,123
2030 Households - Five Year Projection	1,019	2,345	4,166
2020 Households - Census	993	2,253	4,013
2010 Households - Census	1,061	2,355	4,113
2020-2025 Compound Annual Household Growth Rate	0.38%	0.57%	0.52%
2025-2030 Annual Household Growth Rate	0.12%	0.21%	0.21%
2025 Average Household Size	1.95	2.16	2.18
 HOUSEHOLD INCOME			
2025 Average Household Income	\$86,824	\$97,722	\$97,745
2030 Average Household Income	\$98,036	\$109,451	\$108,661
2025 Median Household Income	\$67,847	\$81,850	\$81,027
2030 Median Household Income	\$79,957	\$93,346	\$90,990
2025 Per Capita Income	\$36,716	\$42,751	\$42,943
2030 Per Capita Income	\$42,562	\$49,085	\$48,974
 HOUSING UNITS			
2025 Housing Units	1,080	2,518	4,535
2025 Vacant Housing Units	67 6.2%	197 7.8%	412 9.1%
2025 Occupied Housing Units	1,013 93.8%	2,321 92.2%	4,123 90.9%
2025 Owner Occupied Housing Units	592 54.8%	1,516 60.2%	2,805 61.9%
2025 Renter Occupied Housing Units	421 39.0%	805 32.0%	1,318 29.1%
 EDUCATION			
2025 Population 25 and Over	1,423	3,710	6,668
HS and Associates Degrees	797 56.0%	1,932 52.1%	3,514 52.7%
Bachelor's Degree or Higher	577 40.5%	1,595 43.0%	2,762 41.4%
 PLACE OF WORK			
2025 Businesses	117	189	297
2025 Employees	1,508	2,497	3,491

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