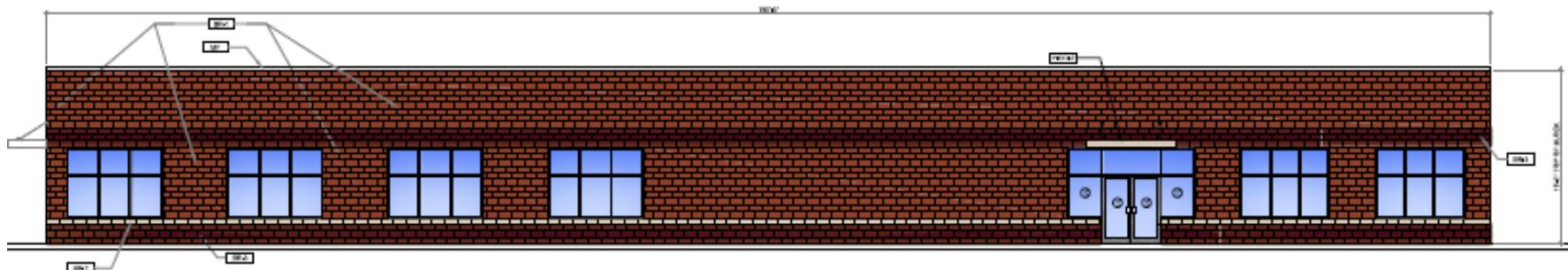




## Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Sale \$299,000  
Retail/Restaurant/Bank  
Development Opportunity  
79 North Street, Dryden, NY 13053



North Elevation

- 5,700sf Leasable Space with Drive-Thru option
- Complete with a Separate Right-out Curb Cut
- Build-to-Suit with Vanilla Box Delivery
- Great Visibility/Exposure on Route 13 & 38

- High Traffic Counts 13,954 AADT
- Midpoint between Ithaca and Cortland, NY
- Close proximity to TC3, Cortland State, Cornell University and Ithaca College

### Joseph M. Draghi

Licensed Real Estate Broker

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

607-838-3263 – [jdraghi@greatdaneproperties.com](mailto:jdraghi@greatdaneproperties.com)

### Karina K. Draghi

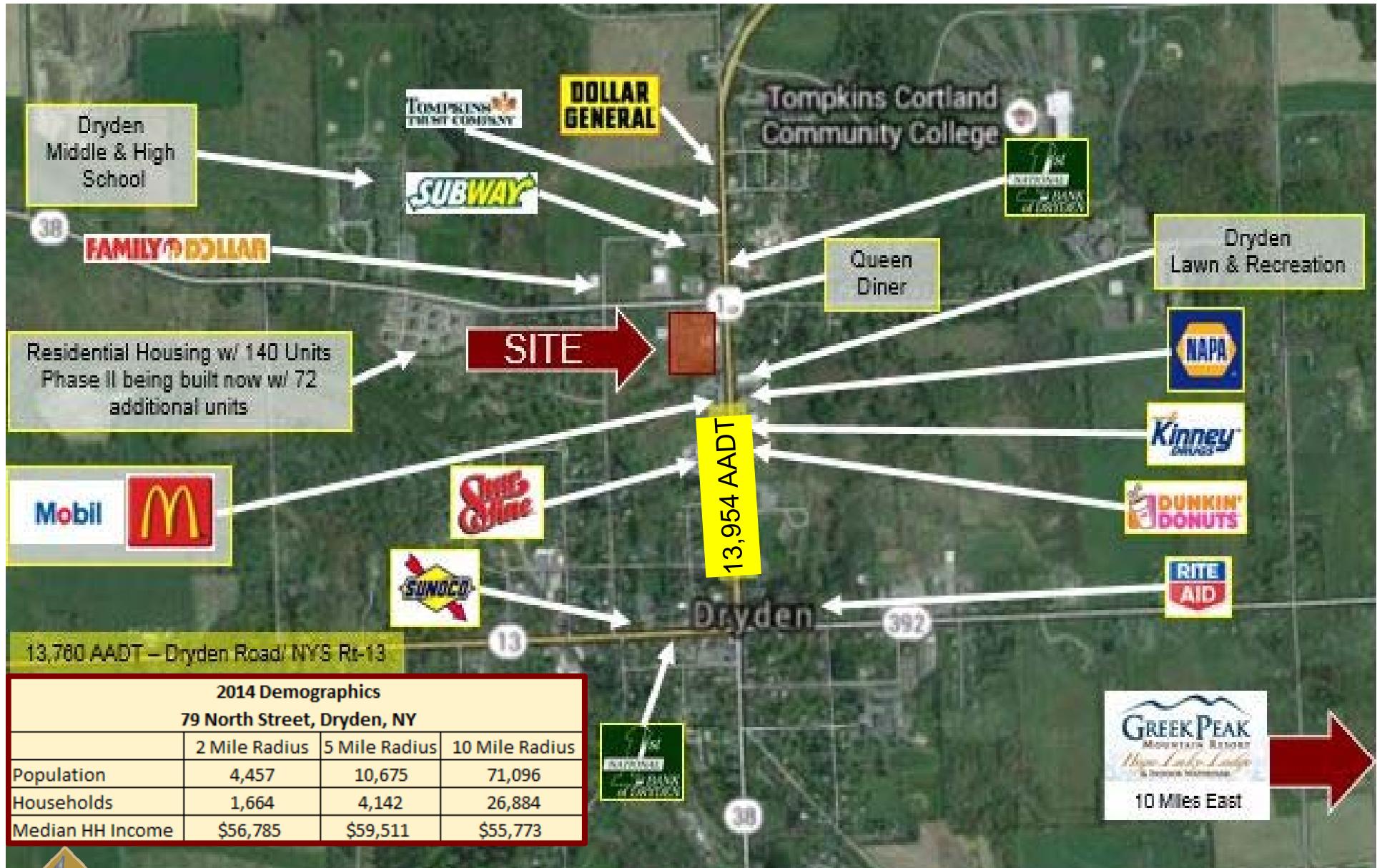
Licensed Real Estate Broker

Licensed in

New York & Florida

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



2014 Demographics  
79 North Street, Dryden, NY

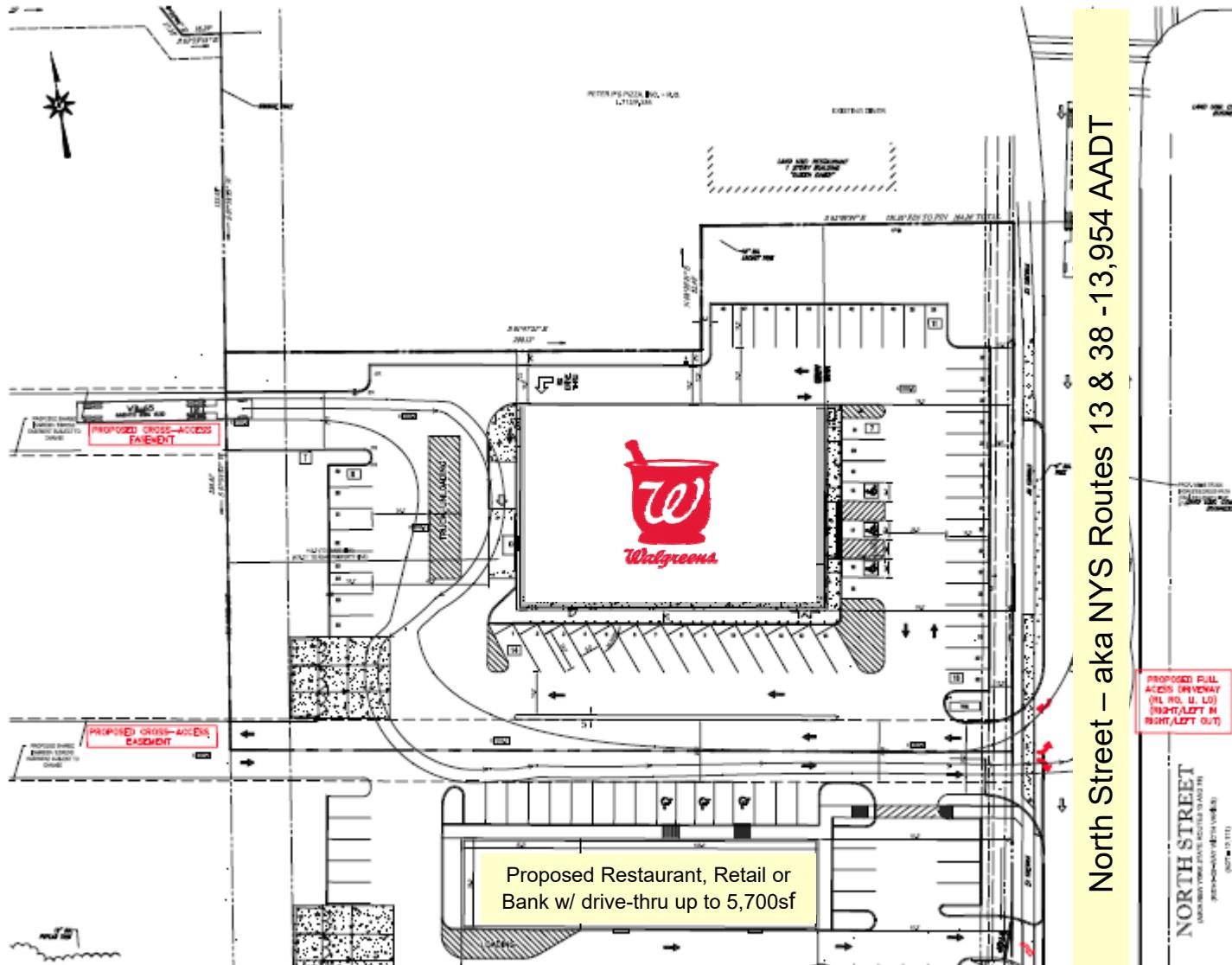
	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	4,457	10,675	71,096
Households	1,664	4,142	26,884
Median HH Income	\$56,785	\$59,511	\$55,773



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