



For Sale Absolute Net Lease Walgreens

79 North Street, Dryden, NY 13053
Tompkins County



**Price: \$3,481,885.00 | Cap: 7 | 14 Years
Remaining on Absolute NNN Lease**

Walgreens - Absolute Net Lease

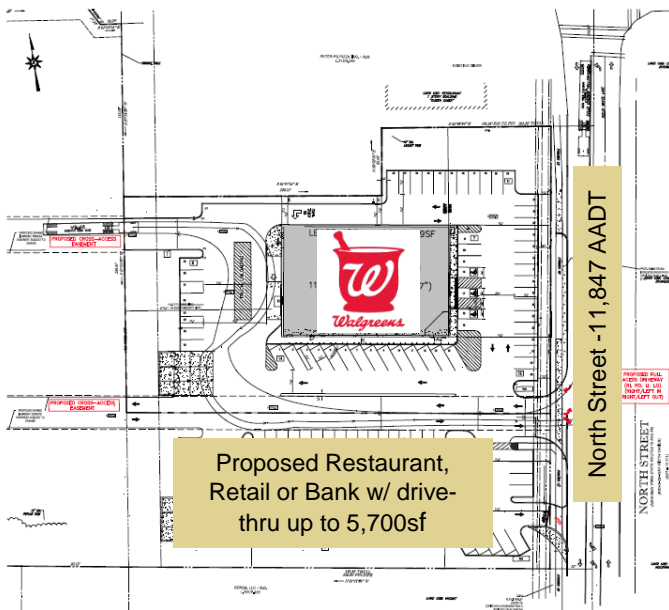
Original Term 20 Years - Commencement Date: 6/8/18
Renewal options: (5) 5-year renewals and (1) 3-year and
11-month renewal - Expiration Date 6/30/38

Adjacent Development Ground - Please Inquire

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



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