



# Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

## Development Land for Sale Or Ground Lease

1025-1041 County Route 64  
Big Flats, NY 14903  
Chemung County

Excellent  
Restaurant & Retail  
Pads Available



## Joseph M. Draghi

Licensed Real Estate Broker

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

607-838-3263 – jdraghi@greatdaneproperties.com

## Karina K. Draghi

Licensed Real Estate Broker

Licensed in  
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

6151 Blackjack Court N, Punta Gorda, FL 33982



DEMOGRAPHICS			
	5 MI	10 MI	30 MI
POPULATION	36,371	95,353	307,995
HOUSEHOLDS	14,834	39,140	122,999
AVG HH INCOME	\$76,248	\$71,413	\$71,524

**Arnot Mall**

Olive Garden, Red Lobster, Sears Home Appliance Showroom, Burlington, Ruby Tuesday, JCPenney, OLYMPIA, The SHOE DEPT.

**Big Flats Consumer Square**

TJ-maxx, STAPLES, Party City, Sam's Club, Michaels, FAMOUS Footwear, PETCO Where the pets go., SPORTSMAN'S WAREHOUSE, TOPS, HARBOR FREIGHT TOOLS, HOBBY LOBBY

I-86 - 37,409 AADT

13,477 AADT

13,130 AADT

**Big Flats Commons**

Target, BEST BUY, Panera Bread, FIVE GUYS, maurices

**Southern Tier Crossing**

Walmart Supercenter, Fairfield Inn & Suites, Starbucks, ALDI, DICK'S Sporting Goods, KOHL'S, JO-ANN fabric and craft stores, Old Country Road, TEXAS ROADHOUSE



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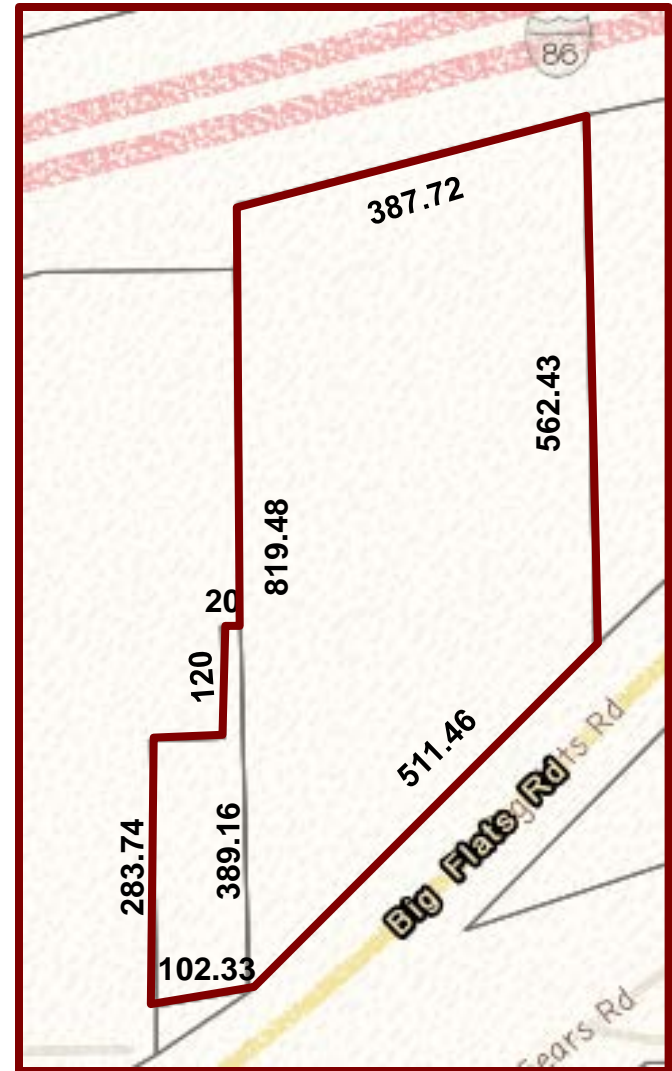
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## 1025-1041 County Route 64

- 6.68 Acres
- Zoned Business Regional with many uses
  - Restaurant
  - Convenience Store
  - Fitness Center
  - Hotel/Motel
  - Mall, Plaza, Retail
  - Office
  - Vehicle rental, repair & sales
  - And much more
- Excellent Location
- High traffic counts, 13,477 AADT
- For Sale \$3,200,000
- Ground Lease – Rate to be determined



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# Sample Conceptual Plan

- Three 3,500SF Units



The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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