

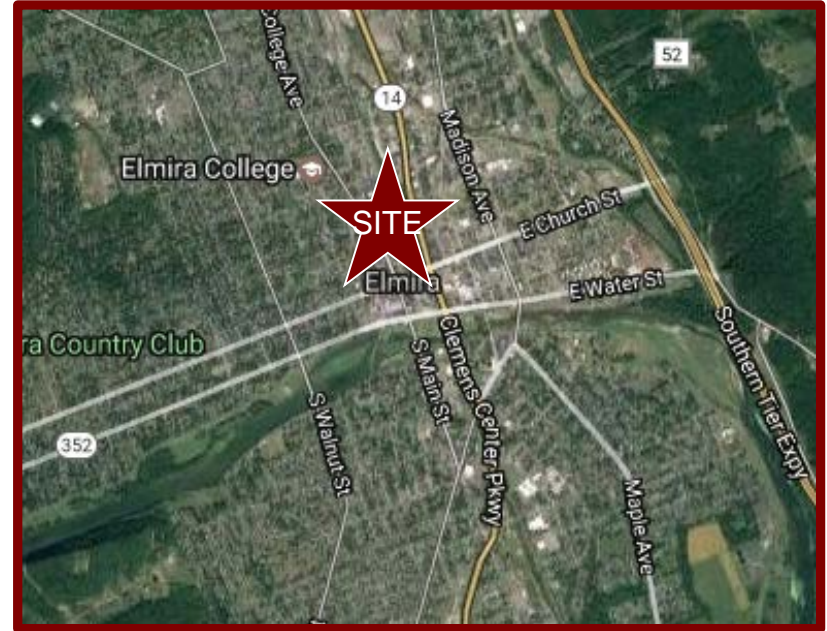


# Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

**For Lease or Sale**

503 Park Place  
Elmira, NY 14901



Great Dane Properties is pleased to present this free-standing former convenience store with 2,898 sf. Great location for retail, banks nail salons and much more.

## Joe Draghi

Licensed Real Estate Broker

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

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

## Karina Draghi

Licensed Real Estate Broker

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





**SITE**

**weis**

**DOLLAR GENERAL**

**SUNOCO**

**McDonald's**

**Walgreens**

**RITE AID**

**THE SALVATION ARMY**

**Save a Lot**  
food stores  
**FAMILY DOLLAR**

**DUNKIN' DONUTS**

**Langdon Plaza**


**Aaron's**  
**cricket**

**First Arena**

**Great Dane Properties, LLC**

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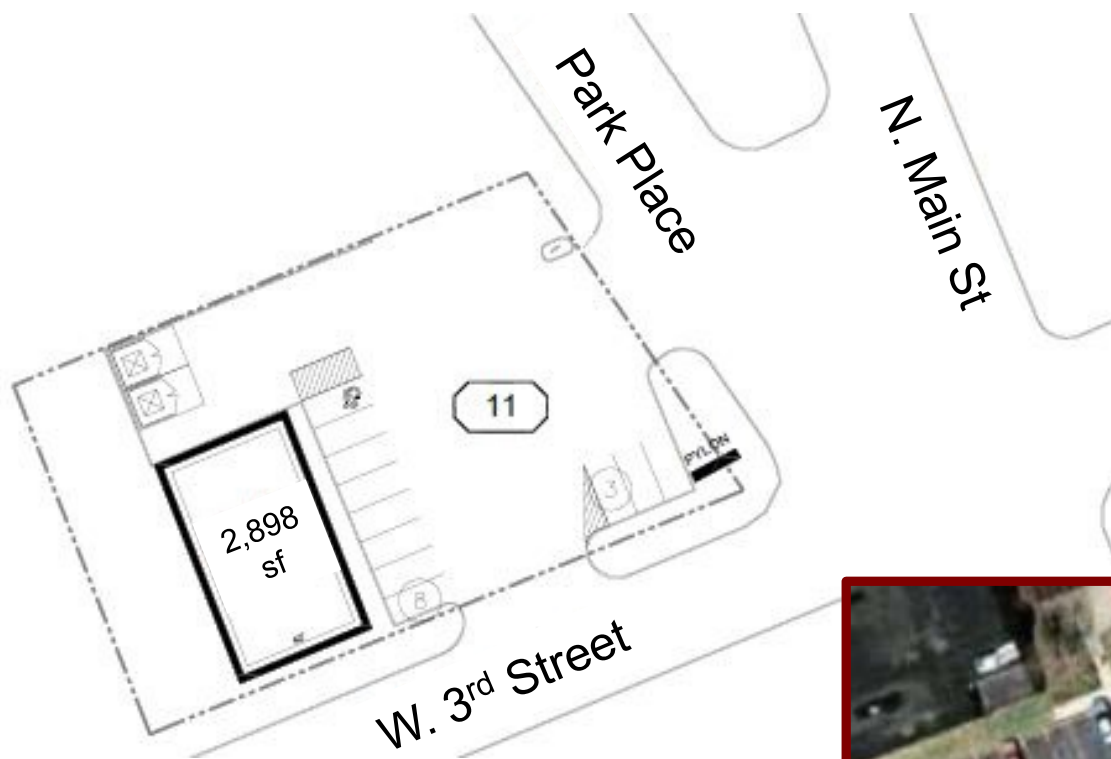
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- Walking distance from Elmira College & First Arena
- Elmira College enrolls 1,288 students annually
- First Arena – 3,784 seat multi-purpose facility

## Highlights

- 0.451 Acre Lot
- 2,898 SF
- Traffic Count: 9,472 AADT



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