

For Sale

110 West South Street,
Groton, NY 13073
\$750,000

■ Jeremy Allen
Licensed Real Estate
Salesperson



Property Specifications



Lot Size: 1.21 Acres

Warehouse Size: 8,120 SQFT

Price: \$92.36 PSF

Occupancy: Immediate

Taxes: \$21,202 or \$2.61 PSF



Property Photos



Property Overview

Rare opportunity to acquire a highly visible former Dollar General location in the heart of Groton. Situated on approximately 1.21 acres and offering over 8,100 square feet of versatile commercial space, this vacant property presents exceptional potential for retail, medical, office, warehouse, distribution, community service, fitness, or redevelopment uses.

Located within the Commercial 1 (COM-1) zoning district, the property features an expansive open floor plan, over 20 on-site parking spaces, a dedicated loading area, and excellent accessibility for customers, employees, and deliveries. The building's former use as a national retail store provides a functional layout that can be readily adapted to a variety of business operations.

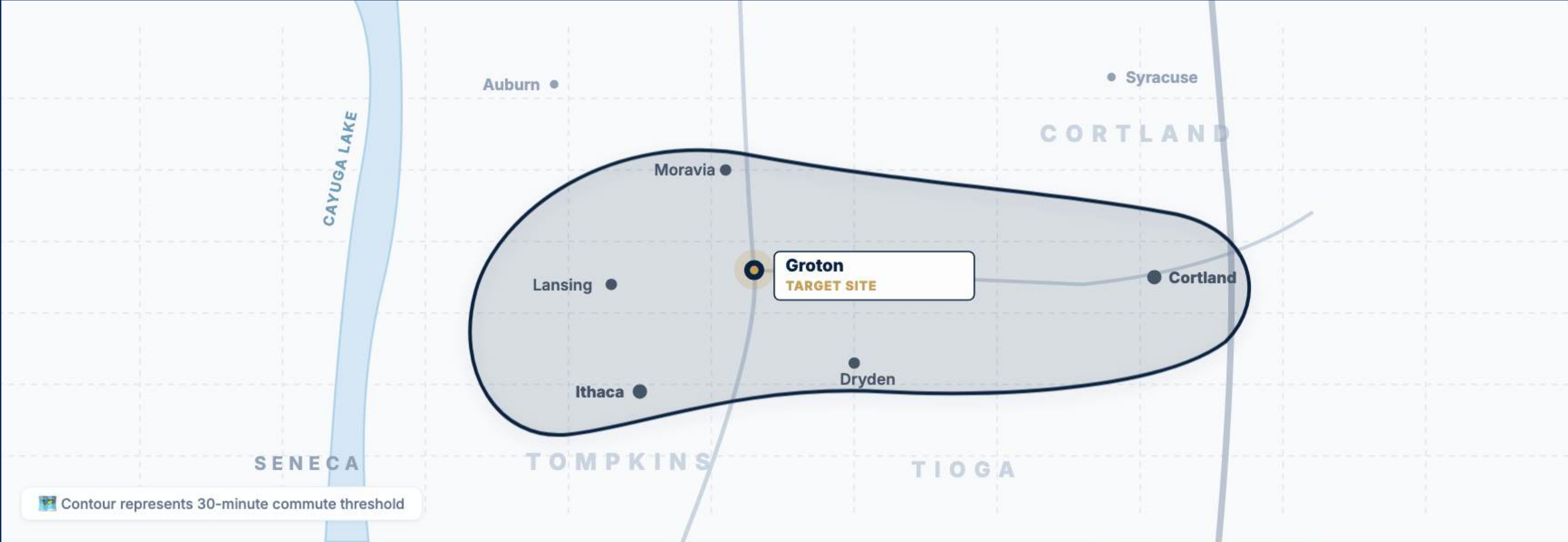
Strategically positioned along a well-traveled corridor, the property serves the surrounding Groton community while benefiting from convenient access to Ithaca, Cortland, and other major Central New York markets. The large parcel provides ample room for parking, outdoor storage, site improvements, or future expansion, making it attractive to both owner-users and investors seeking value-add opportunities.

Highlights:

- **Former Dollar General location**
- **Over 8,100 square feet of versatile space**
- **Situated on approximately 1.21 acres**
- **Commercial 1 (COM-1) zoning district**
- **Expansive open floor plan**
- **Dedicated loading area**
- **Convenient access to Ithaca and Cortland markets**

ACROPOLIS REALTY GROUP

Demographics



30-MINUTE DRIVE TIME STATISTICS



TOMPKINS COUNTY STATISTICS



Location Overview



KEY DISTANCES

0.1 Miles

TO NY-34 (MAIN ST)

10.8 Miles

TO I-81 CORRIDOR

12.7 Miles

TO ITHACA AIRPORT (ITH)

14.5 Miles

TO CORNELL UNIVERSITY

15.4 Miles

TO DOWNTOWN ITHACA

10.7 Miles

TO SUNY CORTLAND

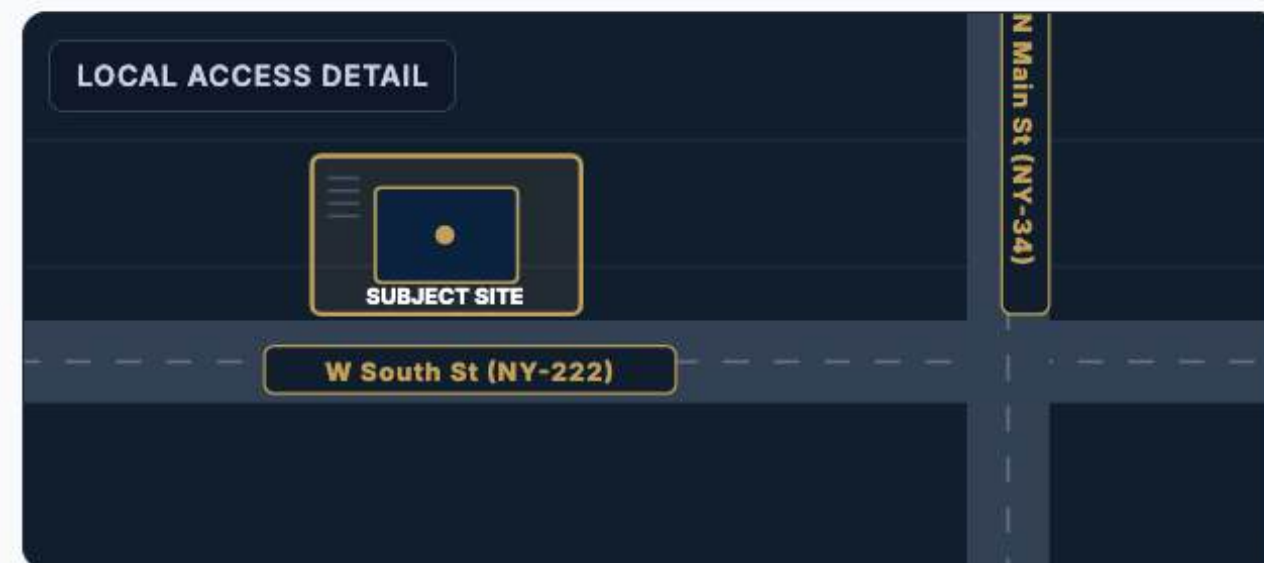
28.4 Miles

TO I-90 (NYS THRUWAY)

42.4 Miles

TO DOWNTOWN SYRACUSE

LOCAL ACCESS DETAIL





C O N T A C T



Jeremy Allen

315-575-5528

ACROPOLIS REALTY GROUP

JEREMYALLENREALTOR@GMAIL.COM

WWW.JEREMYALLENREALTOR.COM