

**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | MIXED USE**

4919-4923 Jamesville Road, Jamesville, NY 13078



## PROPERTY FEATURES

- First time on the market for this highly visible and accessible property at I-481 Interchange
- 2/3 acre in two parcels with single family home, garage and 2,400 SF shop/warehouse
- Suitable for office uses, clinic, sales, retail, café, indoor recreation or multi-family
- Zoned Office & Professional with Mixed Use Overlay zoning available
- Full utilities at site
- Growth expected with I-81 Community Grid Option moving traffic to I-481

### CONTACT EXCLUSIVE AGENT:

**Richard T. Robb**

*Real Estate Salesperson*

(M): 315.952.7600

[drobb@suttoncos.com](mailto:drobb@suttoncos.com)

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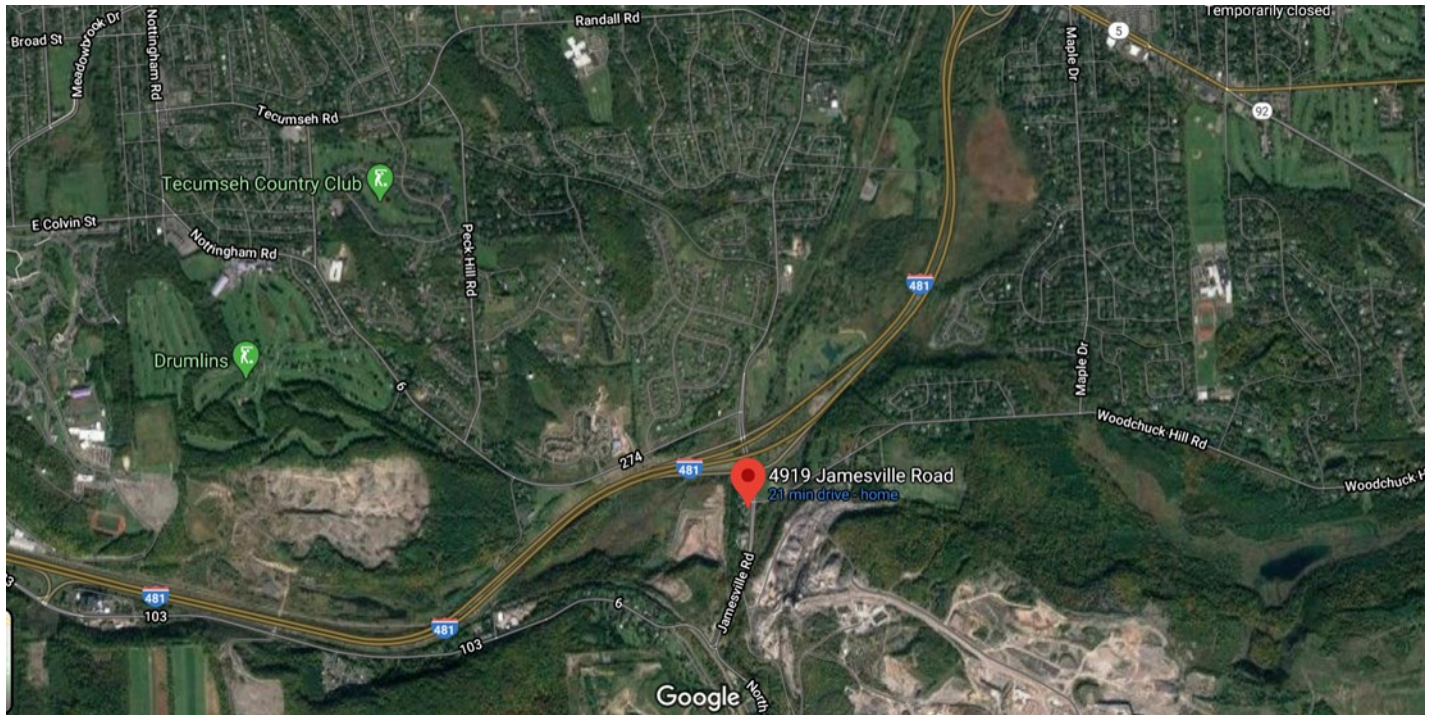
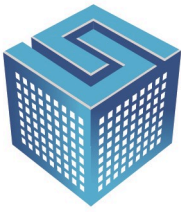
525 Plum Street, Suite 100

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**DEMOGRAPHICS**

	1 Mile	5 Mile	10 Mile
<b>Population</b>	1,990	149,920	317,830
<b>Households</b>	790	57,380	124,290
<b>Average Household Income</b>	\$148,840	\$71,700	\$73,740
<b>Average Disposable Income</b>	\$93,750	\$51,590	\$53,570
<b>Businesses</b>	54	6,290	13,000
<b>Business Employees</b>	770	126,470	238,830

Source: American Communities Survey—Estimates: ESRI, 2018

**TRAFFIC COUNTS**

- Jamesville Rd @ I-481—4,870 AADT
- Jamesville Rd S of Woodchuck Hill Rd—10,100 AADT
- I-481 North—35,740 AADT

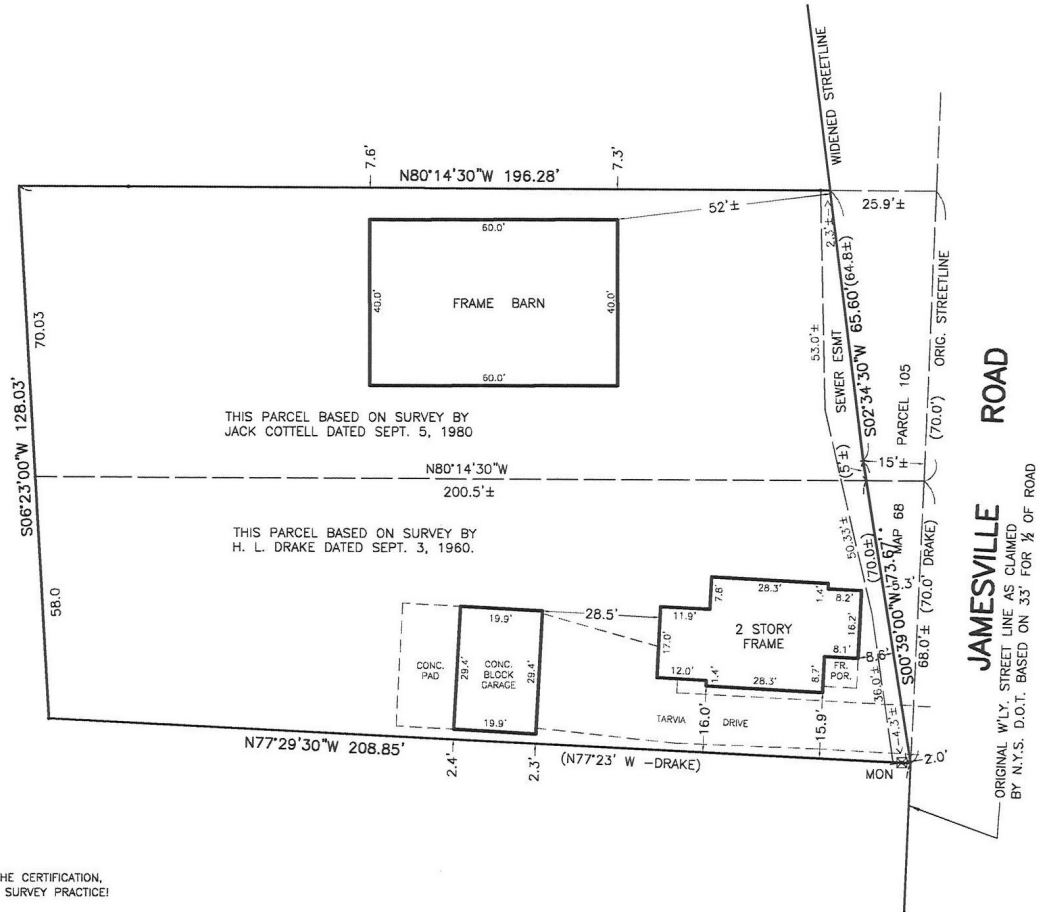
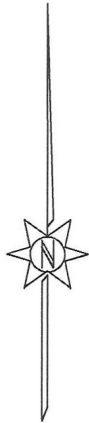
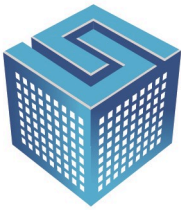
Source: NYS Traffic Data Viewer, 2018  
Average Annual Daily Traffic

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No. 4919 JAMESVILLE ROAD

**PART OF LOT 81 – TOWN OF DEWITT  
ONONDAGA COUNTY, N.Y.**

SCALE: 1" = 30'  
MAY 28, 2020

COTTRELL LAND SURVEYORS, PC.  
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