

**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | LAND, MIXED USE**

6810 & 6818 E Seneca Turnpike, Jamesville, NY 13078



**CONTACT EXCLUSIVE AGENT:**

**Stephen W. Saleski**

*Real Estate Associate Broker*

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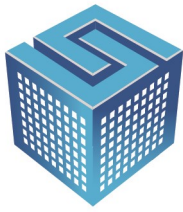
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525 Plum Street, Suite 100

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## PROPERTY FEATURES

- Fully Leased NNN Investment Property
- 40 Acres, Great Visibility with 2,200' on Rt. 173
- Office Building, Garages, Barn and Residence
- Over 18,000 SF Commercial and 3,600 SF Residential
- Potential Future Development Site

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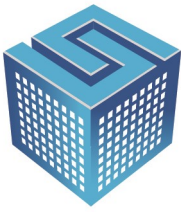
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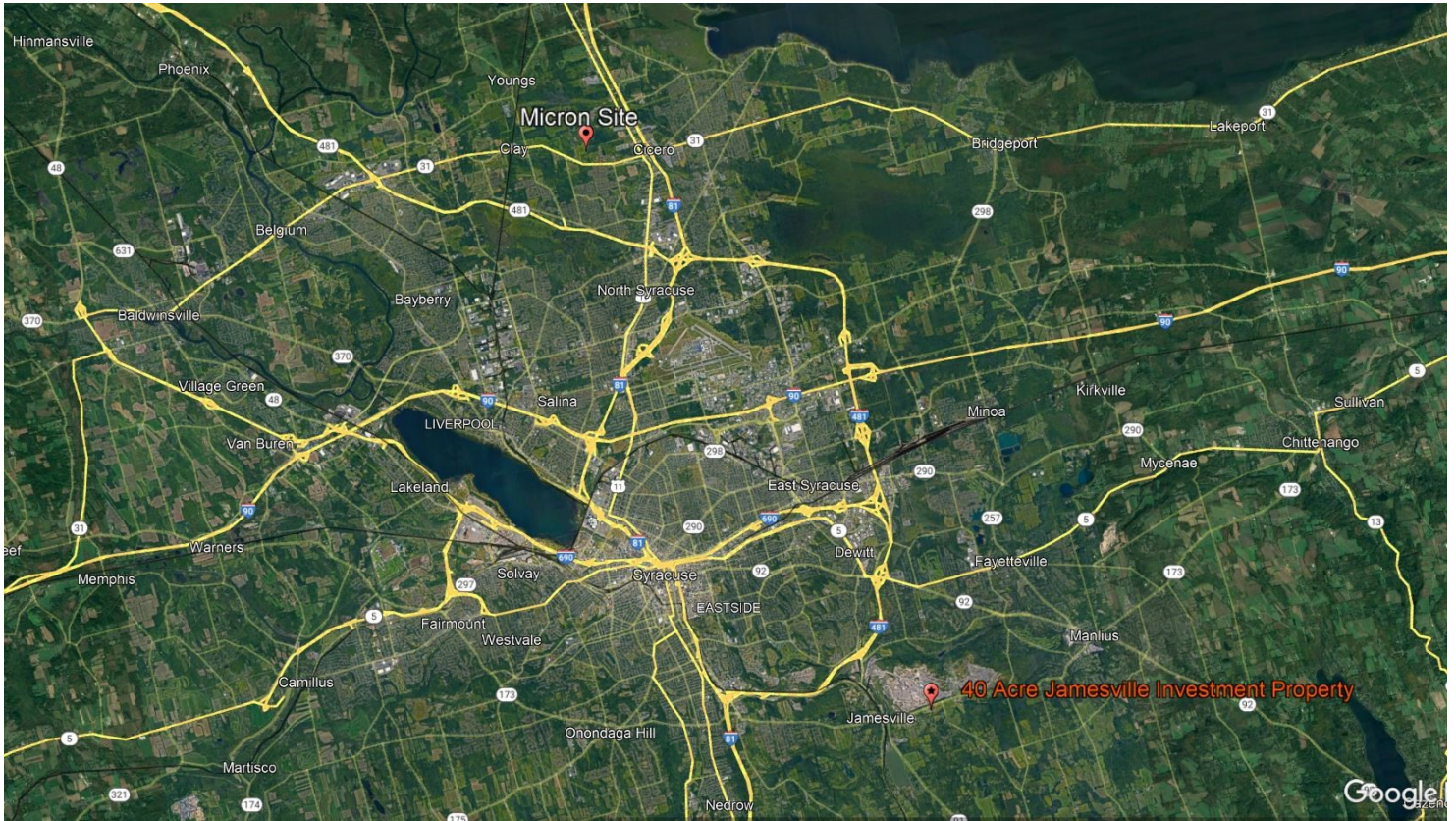
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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	253	15,187	79,910
<b>Households</b>	78	5,947	31,753
<b>Average Household Income</b>	\$121,874	\$106,696	\$69,715

Source: CoStar 2022

**TRAFFIC COUNTS**

- East Seneca Turnpike — 5,328
- Jamesville Rd (Rt 91) — 9,091
- Interstate 48 — 29,903

Source: CoStar 2019

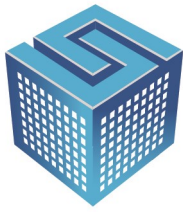
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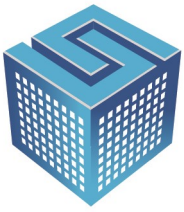
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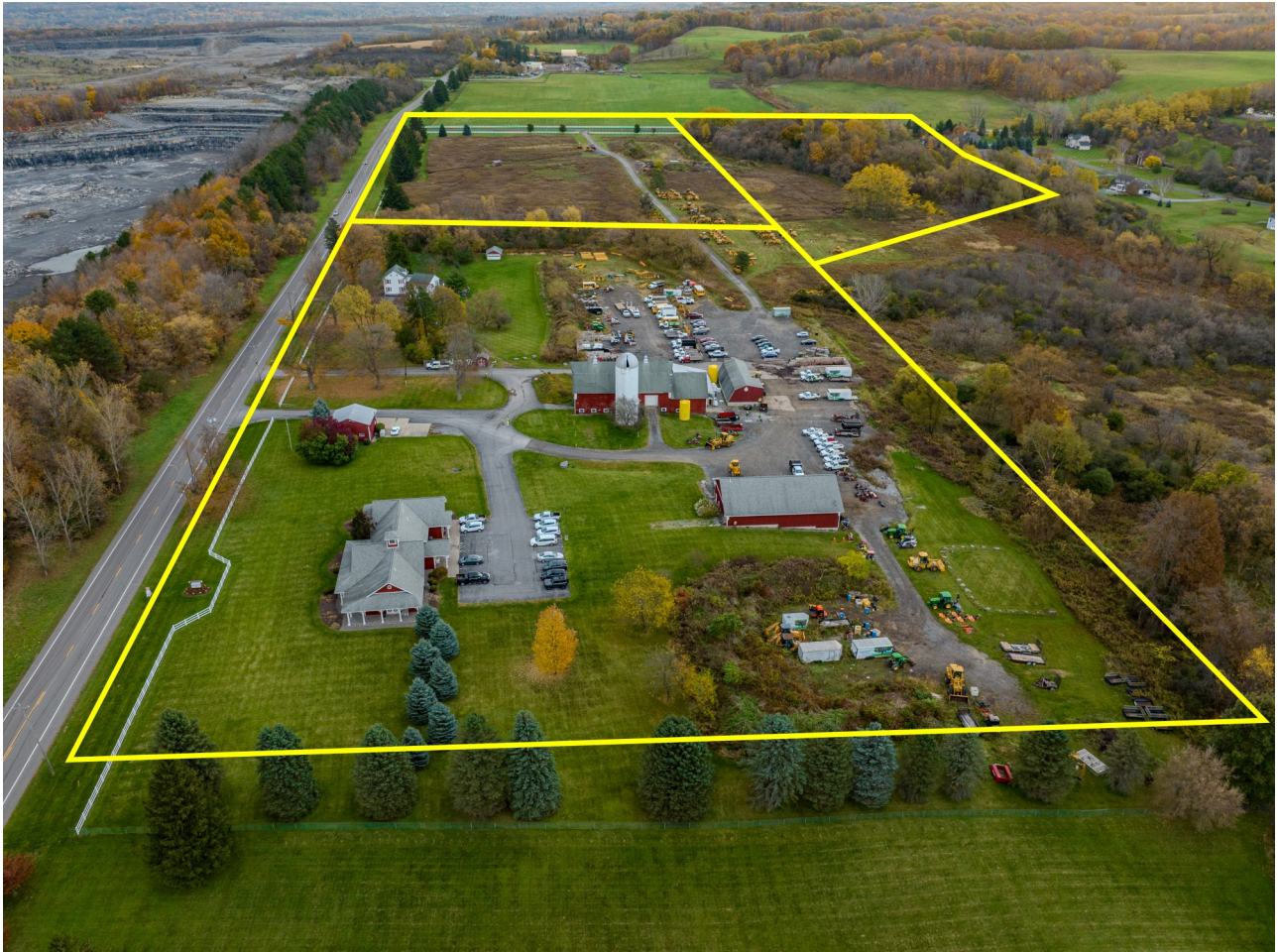
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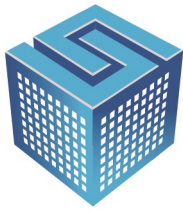
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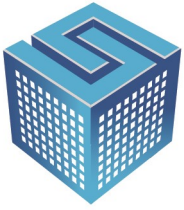
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