



KAYUTA DRIVE IN



Iconic location Now FOR SALE

LISTING PRESENTATION | 10101 DUSTIN ROAD | REMSEN, NY

Exclusively Listed by

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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5701 Enterprise Parkway
East Syracuse, NY 13057



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Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Executive Summary



Property Overview

Kayuta Drive In – A Nostalgic Roadside Gem in Remsen, NY

Located at 10101 Dustin Road in Remsen, New York, Kayuta Drive In is a beloved family-run roadside eatery that's been serving up classic American fare since 1963. It's a popular stop for both locals and travelers heading toward Old Forge, known for its nostalgic charm and hearty portions.

Menu Highlights

Cuisine: American classics including burgers, sandwiches, onion rings, coleslaw, and comfort food

Desserts: Soft ice cream, sundaes, and milkshakes

Specialties: Tuna sandwich on rye, generous portion sizes, and great coffee

Hours of Operation

Open daily from 10:00 AM to 9:00 PM (though some listings show 11:00 AM to 8:00 PM—best to call ahead)

Dining Experience

Service Options: Outdoor seating, takeout, dine-in

Atmosphere: Casual, kid-friendly, with high chairs and a kids' menu available

Accessibility: Wheelchair accessible entrance and parking

Payment: Accepts credit cards, debit cards, and mobile payments

Reviews & Reputation

Rated 4.3 to 4.4 stars across platforms like Google, Facebook, and Tripadvisor

Praised for friendly service, nostalgic ambiance, and consistently good food

A favorite for road trippers and ice cream lovers alike

If you're cruising through the Adirondacks or just craving a classic roadside bite, Kayuta Drive In is a charming stop worth checking out.

Property Highlights

- BONUS of a single family house next door. One bedroom / One bath.
- House is 840 square feet.
- Seasonal property with septic and a well.
- Ample land behind this for more parking.
- Next door included on the south side is 420' of frontage for additional use

Price:	\$815,000.00
Building SF:	3000 +/-
Lot Size:	7.2 acres +/-
Frontage:	815 +/-
Year Built:	1955
Parking:	34 next to building with overflow across the street.

Property Photos



Property Photos



Property Photos



Property Photos





Property Photos-1 Bed, 1 bath house





02

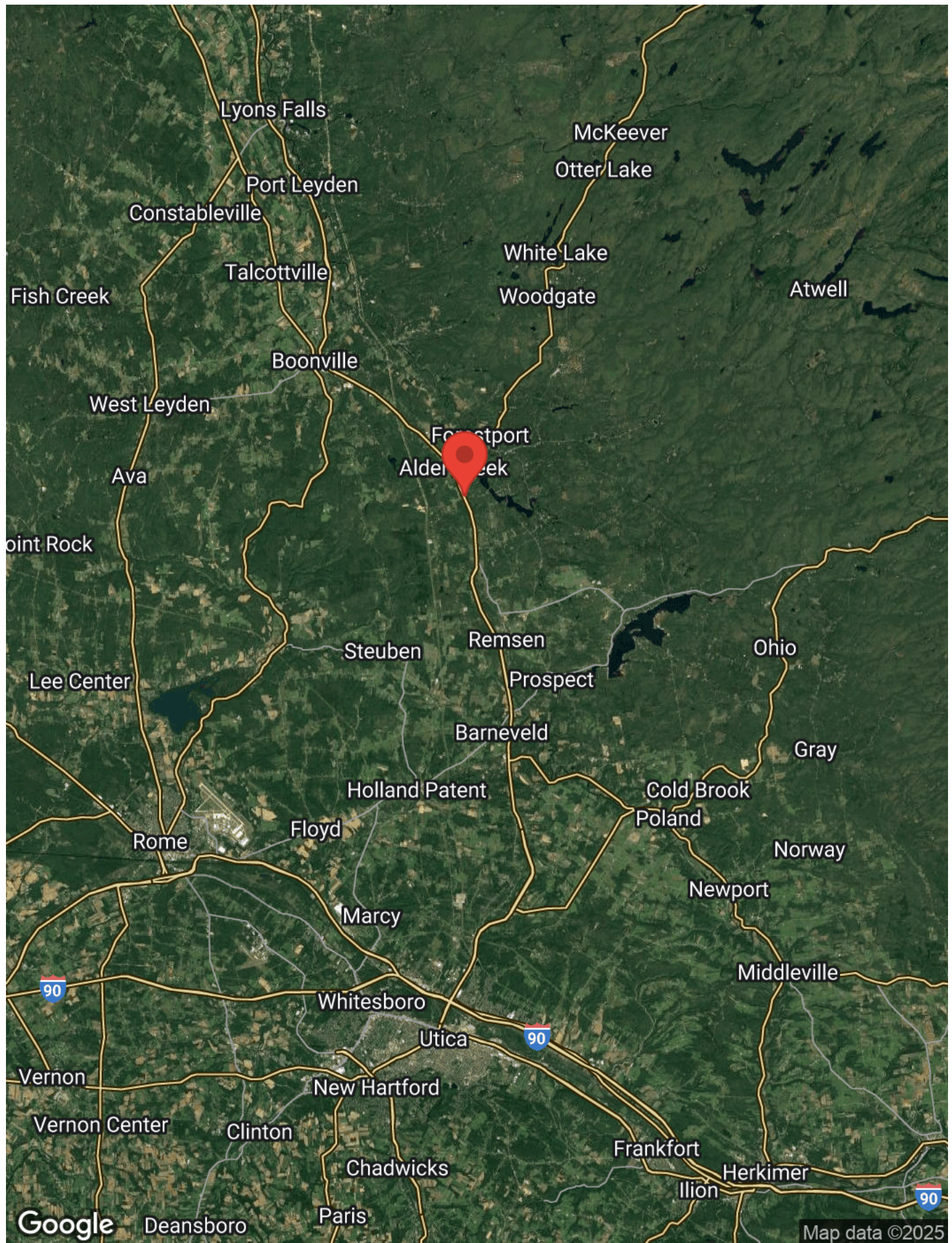
Location Information

REGIONAL MAP

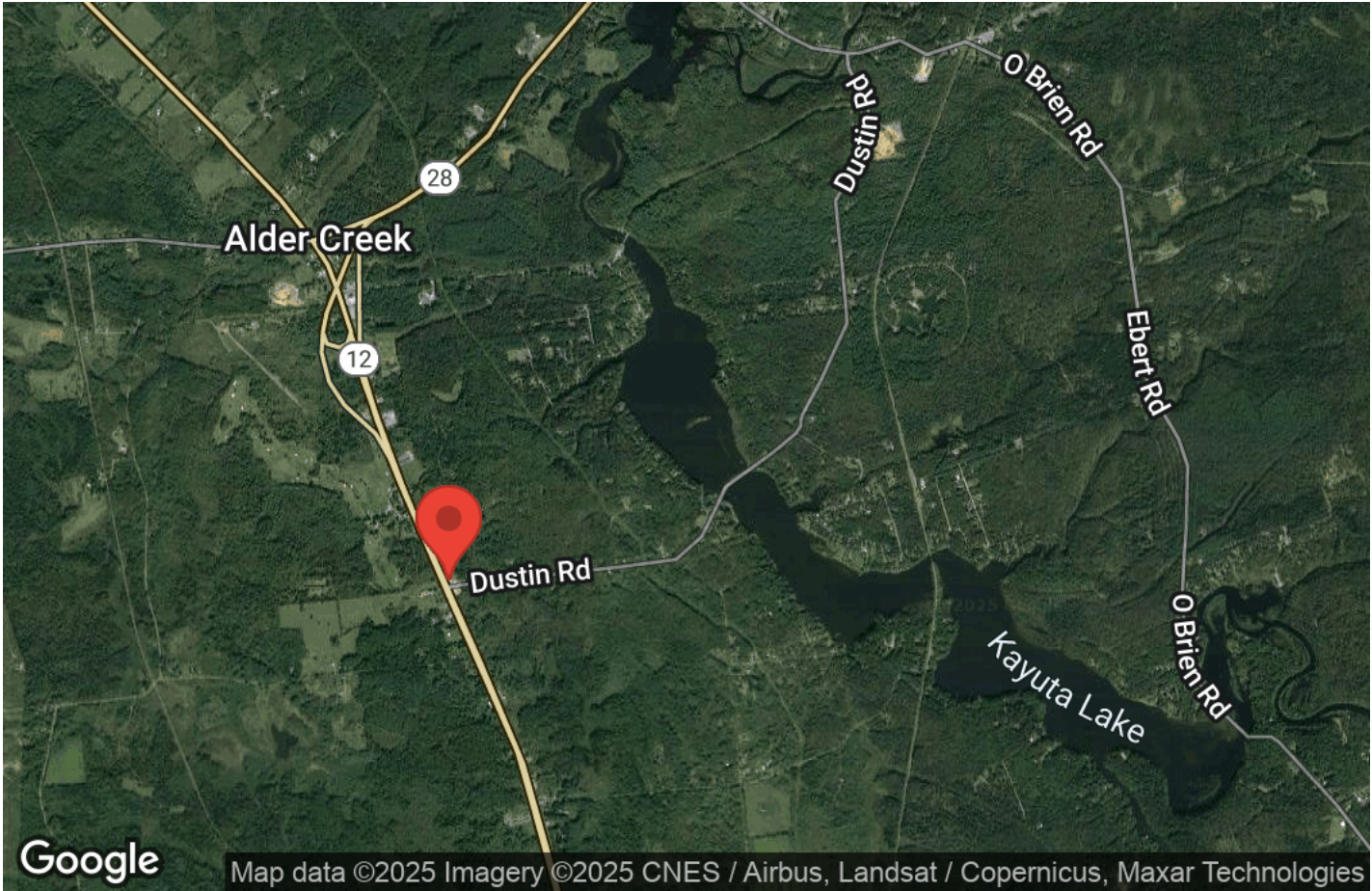
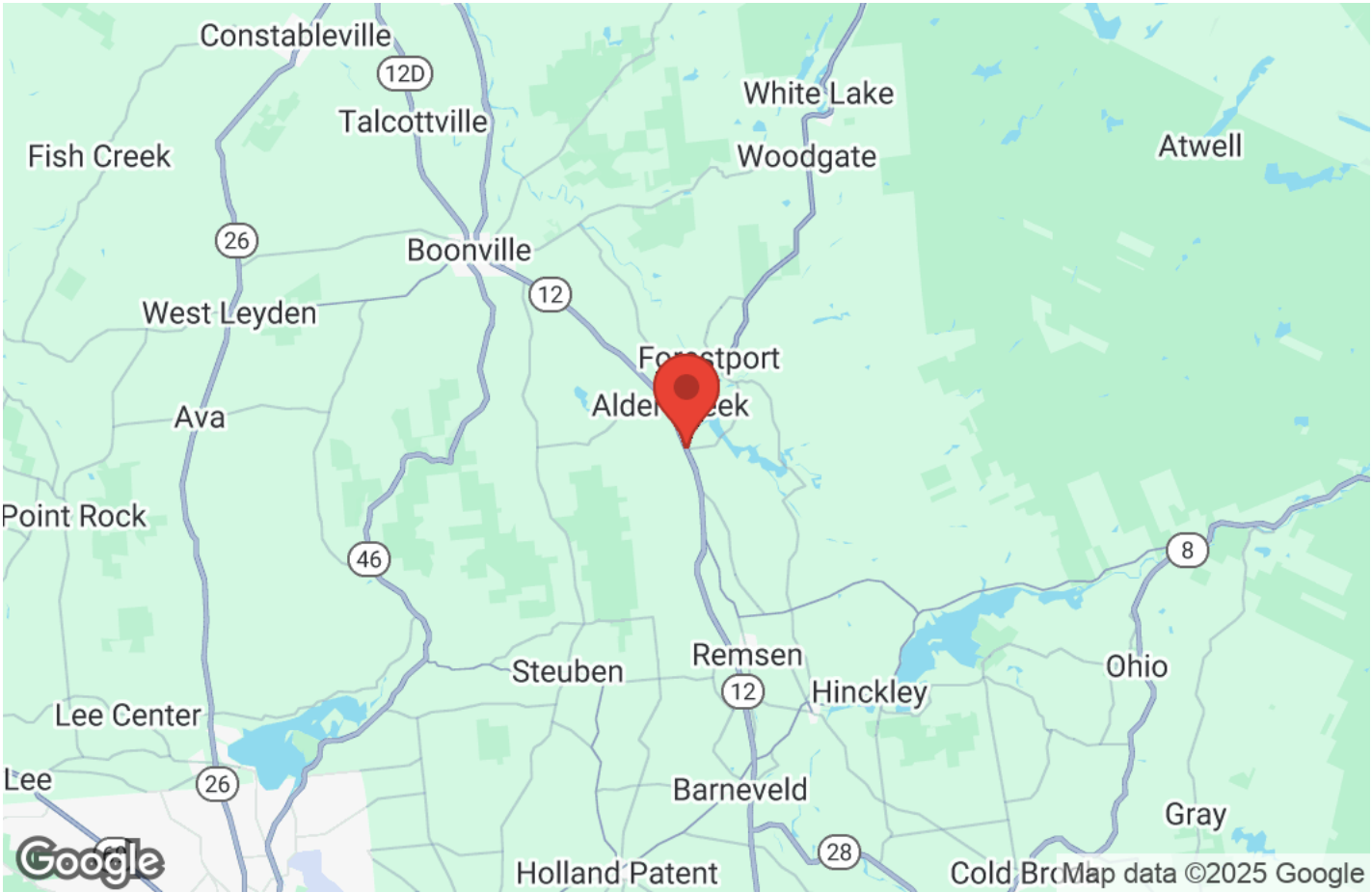
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



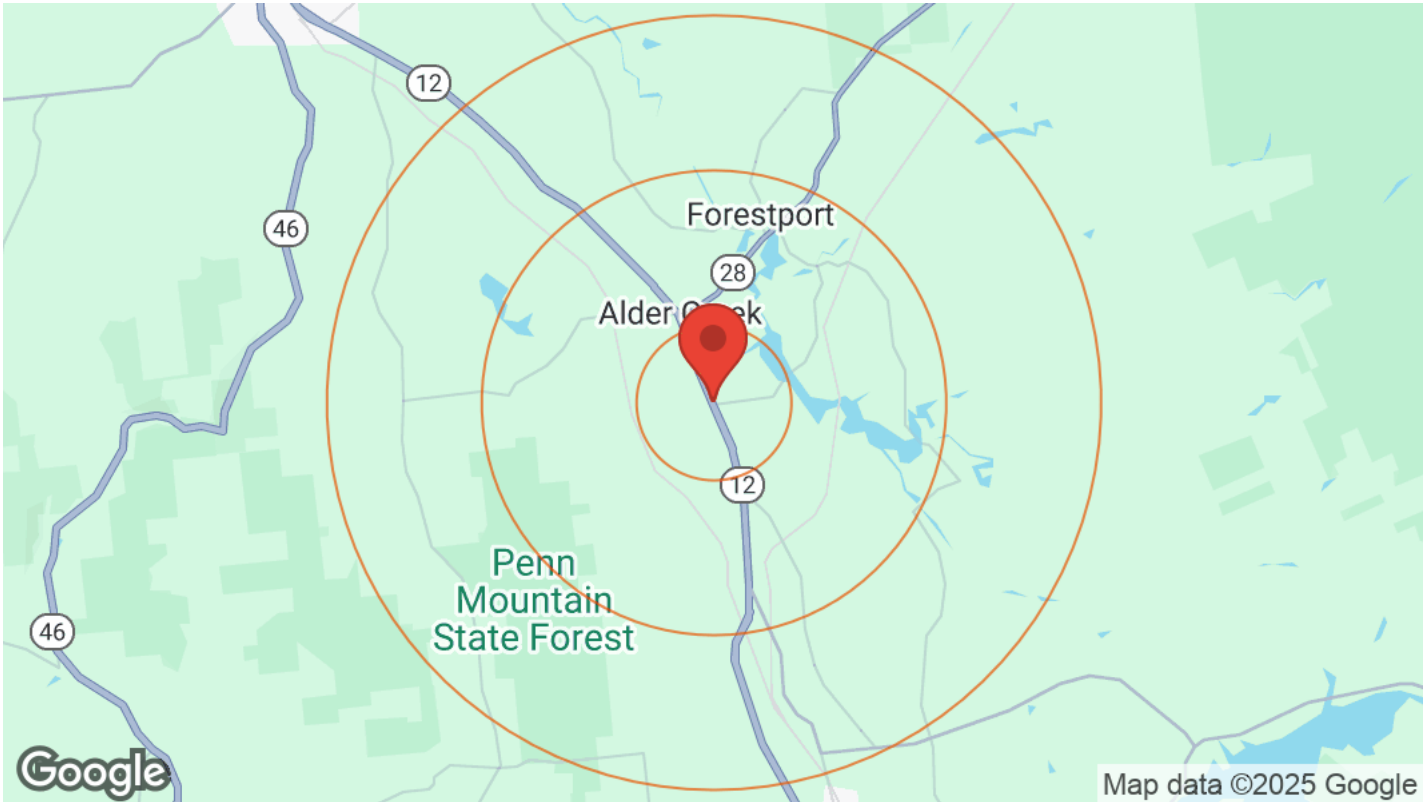


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Demographics

DEMOGRAPHICS

Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	77	927	1,622
	Female	75	908	1,573
	Total Population	152	1,835	3,195
Age	Ages 0-14	25	274	480
	Ages 15-24	14	161	285
	Ages 25-54	54	580	1,006
	Ages 55-64	25	340	594
	Ages 65+	34	482	827
Race	White	145	1,761	3,064
	Black	N/A	8	16
	Am In/AK Nat	N/A	4	6
	Hawaiian	N/A	N/A	N/A
	Hispanic	1	26	45
	Asian	1	6	11
	Multi-Racial	3	27	47
	Other	N/A	3	5
Income	Median	\$85,123	\$72,567	\$71,048
	< \$15,000	6	62	98
	\$15,000-\$24,999	4	73	133
	\$25,000-\$34,999	2	62	103
	\$35,000-\$49,999	7	88	159
	\$50,000-\$74,999	9	133	241
	\$75,000-\$99,999	11	109	184
	\$100,000-\$149,999	13	147	246
	\$150,000-\$199,999	10	91	144
	> \$200,000	4	47	86
Housing	Total Units	81	1,059	1,803
	Occupied	65	810	1,395
	Owner Occupied	53	705	1,220
	Renter Occupied	12	105	175
	Vacant	15	249	408



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Agent Profile

PROFESSIONAL BIO

DISCLAIMER

Professional Bio



Jeffrey Crannell

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I began my business journey as the owner of a successful door and window distribution company based in Utica, NY. After closing the business, I transitioned into commercial real estate in 2007, establishing myself in the Utica market.

Today, I own JC Properties of Central New York, the corporate foundation of my career with Keller Williams Realty and KW Commercial Real Estate. My extensive training and certifications in commercial real estate (CRE) distinguish me as a leading professional in the field. While I work across all aspects of CRE, I specialize in hotel properties. In 2025 I am a Top Producer for KW Commercial in the top 10 of our company.

Specialty Training & Certifications:

- MICP: Masters in Commercial Property
- CCIM: Financial Analysis
- KW Commercial: Hotels
- RSPS: Resort and Second Home Property Specialist
- SFR: Short Sales and Foreclosure
- C2EX: Commitment to Excellence
- SRES: Senior Real Estate Specialist

My approach emphasizes innovative marketing strategies, leveraging internet platforms and social media to maximize visibility for my clients. I am a Pro Member on platforms like CREXI and Realnexus and actively utilize platforms such as NYSCAR, LinkedIn, Facebook, Brevitas, and others to achieve optimal results.

Keller Williams stands out in the industry with its strategic partnerships with Facebook and Google. As part of this independently owned company, I benefit from an advanced CRM system and a technology-driven business model that enhances marketing efforts, including sponsored ads tailored to promote you — our valued client.

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