

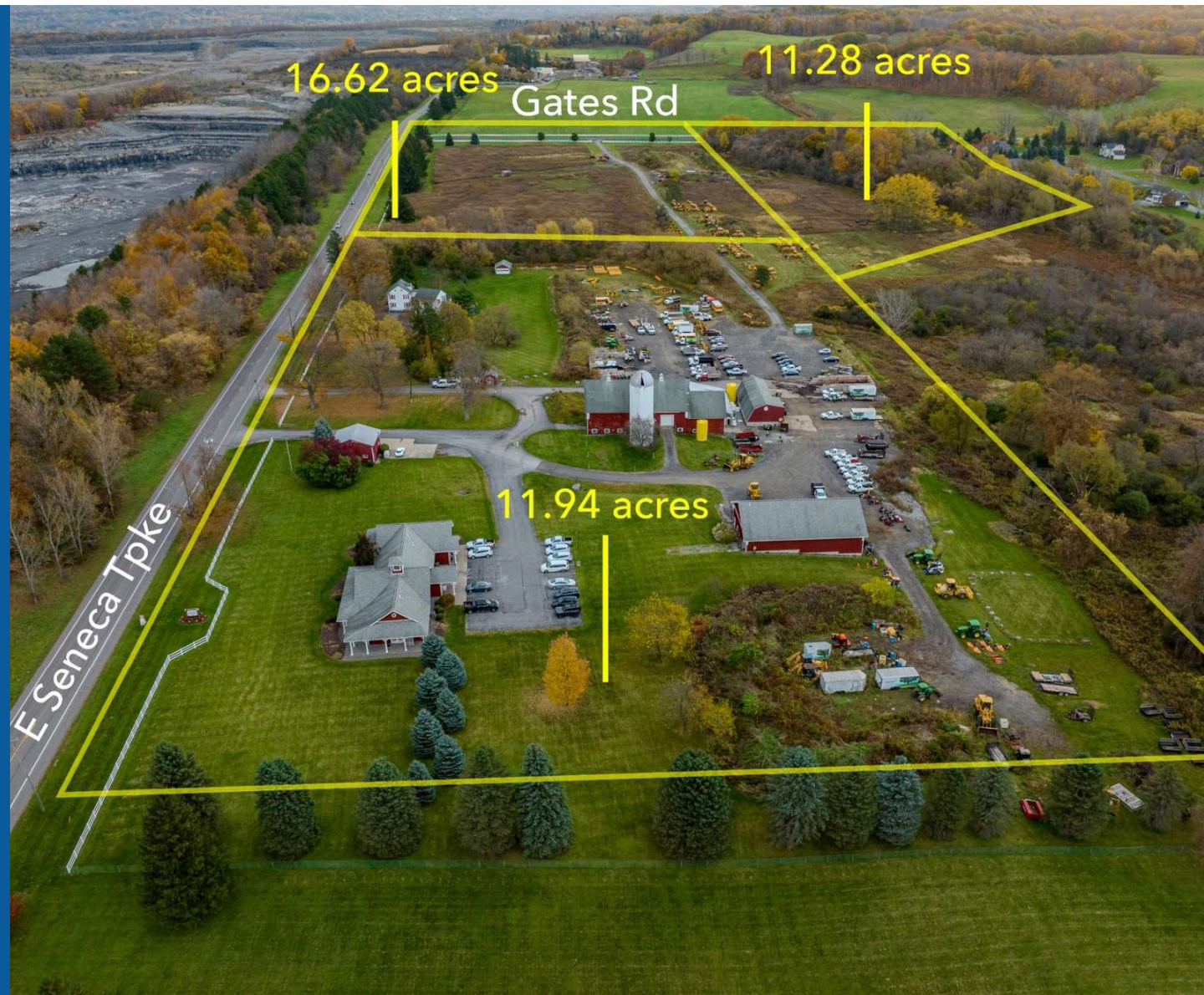


SUTTON
REAL ESTATE COMPANY

**40-ACRE INVESTMENT AND
DEVELOPMENT SITE
JAMESVILLE, NY**

PROPERTY FEATURES

- FULLY LEASED, TRIPLE NET INVESTMENT PROPERTY
- 40-ACRES WITH OVER 18,000 SF COMMERCIAL AND 3,100 SF RESIDENTIAL SPACE
- GREAT VISIBILITY: 2,200 FT OF FRONTAGE ON E. SENECA TURNPIKE (RT 173)
- OFFICE BUILDING, GARAGES, BARN AND 4/5 BEDROOM RESIDENCE
- PUBLIC WATER, GAS, ELECTRIC, AND HIGH-SPEED INTERNET AVAILABLE
- TWO PARCELS, ZONED BUSINESS AND ONE PARCEL RESIDENTIAL R-O, IDEAL FOR DEVELOPMENT
- JUST 2.5 MILES TO INTERSTATE ROUTE 481





JAMESVILLE

Jamesville is a hamlet within the outskirts of five towns (DeWitt, LaFayette, Manlius, Pompey, and Onondaga), part of the greater Syracuse metropolitan area. It is a car-dependent community, but the site is just 2.5 miles from Interstate 481 and offers easy access to downtown Syracuse, the Syracuse Hancock International Airport, and Micron is only 20 miles away.

In regard to the real estate market, Jamesville is characterized by strong property values, a variety of housing styles, and a desirable, family-friendly environment with excellent local amenities and schools. As of August 2025, the median home sale price was \$517,500 and the median home value is around \$279,200.



JAMESVILLE

The area is known for its beautiful landscapes, clean environment, and quiet, peaceful atmosphere. Jamesville Beach Park, along the Jamesville Reservoir and Clark Reservation State Park and not too distant Green Lakes State Park are popular recreation spots.

Economic drivers in Jamesville are closely tied to the larger Syracuse metropolitan area, with major influences from healthcare, education, manufacturing, finance, and tourism. Major employers in the area include prominent medical and educational institutions, as well as firms in insurance, utilities, and large retail.





HEALTHCARE & EDUCATION: The economy is substantially driven by Syracuse's major educational and medical institutions, including SUNY Upstate Medical University and Syracuse University. For instance, Upstate Medical University supports over 20,000 jobs in the region and had a \$3.2 billion economic impact in 2024.

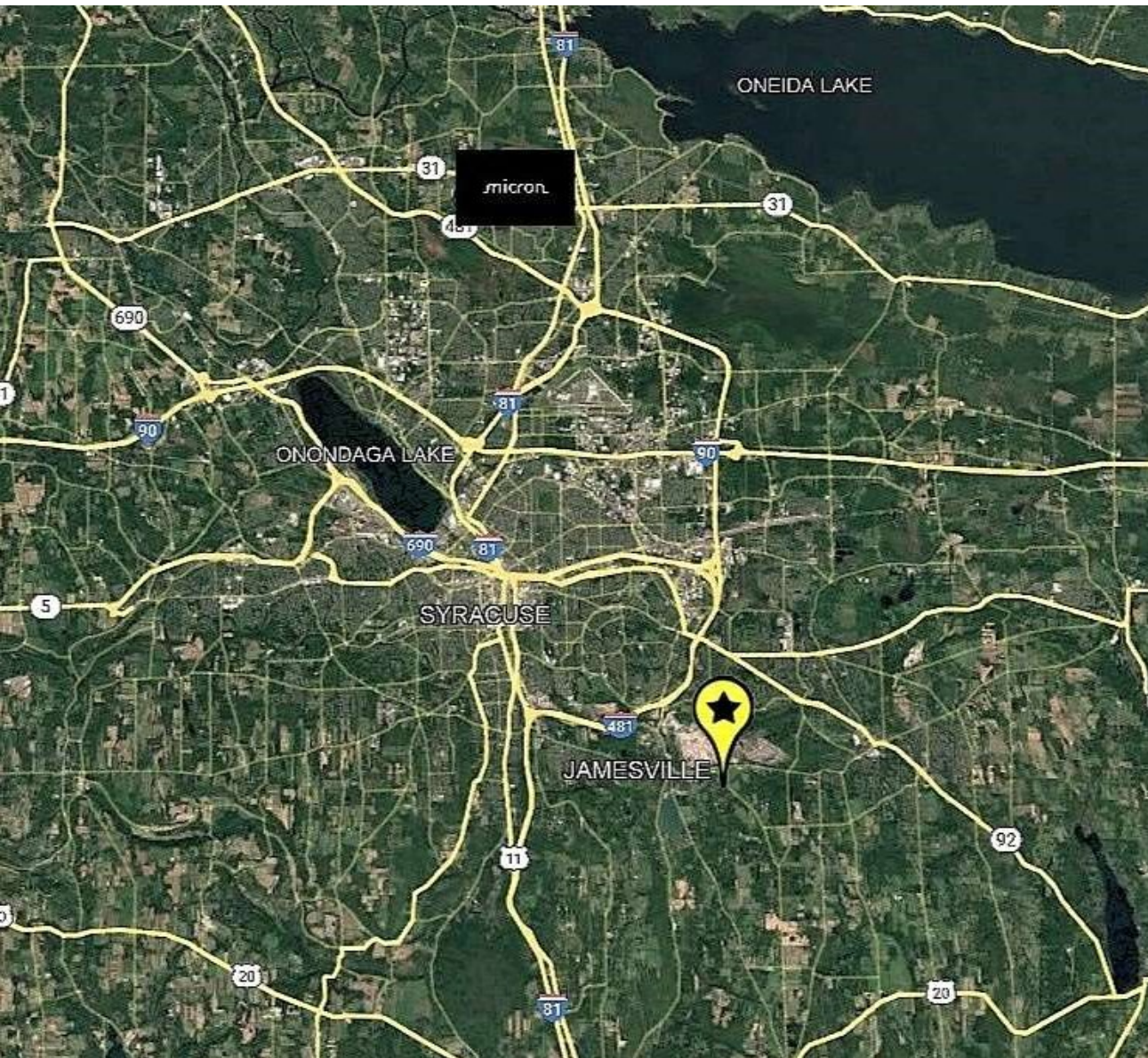
MANUFACTURING: The Central New York region has experienced growth in advanced manufacturing, with a focus on cutting-edge technologies like chip manufacturing.



SERVICE INDUSTRIES: Significant employment is found in sectors like public administration, administrative and support services, accommodation and food services, professional, scientific, and technical services, and retail.

TOURISM: Tourism, fueled by attractions like the New York State Fair and various festivals, also contributes to the regional economy by drawing visitors who support local businesses.

INFRASTRUCTURE & DEVELOPMENT: Ongoing investments in infrastructure, including highways and water systems, are also noted as economic drivers.



MAJOR EMPLOYERS

SUNY UPSTATE MEDICAL UNIVERSITY: With 12,788 direct jobs as of July 2025, the university is a major employer in the region.

SYRACUSE UNIVERSITY: The university is another significant employer, providing jobs for thousands of workers. · **Destiny USA:** This large retail and entertainment complex employs approximately 5,000 people across its tenants and operations.

OTHER INSTITUTIONS: Large employers also include major medical institutions such as St. Joseph's Hospital Health Center, insurance and utility firms, and the Roman Catholic Diocese of Syracuse.

THE JAMESVILLE QUARRY: Hanson Aggregates New York LLC (part of Heidelberg Materials) operates a large mine in Jamesville. It is a critical source of crushed stone and various aggregates for construction and infrastructure projects across the Northeast.



MICRON

INVESTMENT AND IMPACT: Micron is building a manufacturing facility, representing \$100 billion investment. The project, in Clay, near Syracuse, will create thousands of jobs, spur economic growth, and establish a major hub for chip production in the U.S.

- ▶ **INVESTMENT:** a total of \$100 billion over two decades, with the first phase costing \$10 billion.
- ▶ **JOBS:** the project is expected to create nearly 50,000 new jobs.
- ▶ **IMPACT:** expected to significantly boost the regional economy, with local leaders working to build over 2,000 new homes annually to accommodate the influx of workers.
- ▶ **TIMELINE:** Site preparation and some initial construction work planned for late 2025-early 2026.

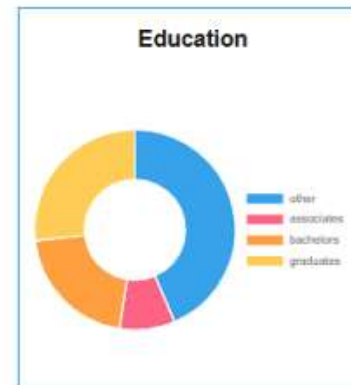
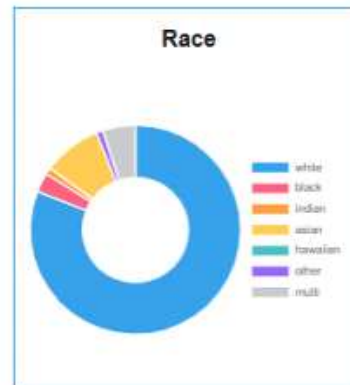
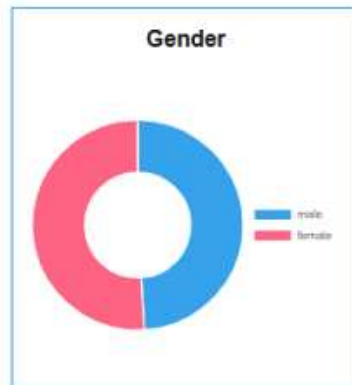
ZIP CODE 13078 JAMESVILLE NY

Sources: [US Census Bureau](#), [US Postal Service](#), [GreatData.com](#) - Nov, 2025

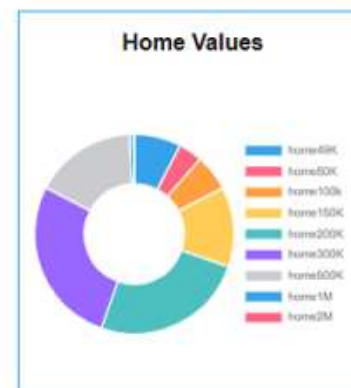
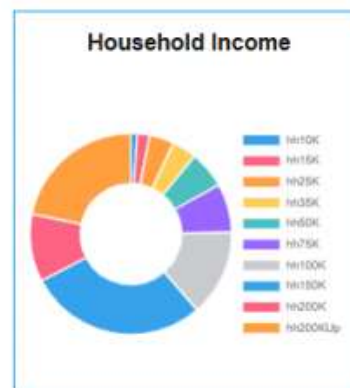
City, State	Jamesville, NY
Alternate Cities	-
County	Onondaga
Latitude & Longitude	42.958469 -76.061170
Area Code	315
Time Zone / Daylight Saving	Eastern (GMT -05:00) / Y

Population	10,019
Population Density	268 (people/ sq. mi.)
Median Home Value	\$279,200 (chart below)
Median Household Income	\$114,657 (chart below)
Avg. Worker Earnings	\$58,275
Poverty Estimate	4%

[ZIP Code 13078 Congressional District & Representatives](#)



Median Age	47
Avg / Household	3
Businesses	164
County FIPs	67
State FIPs	36
MSA Code	8160
ZIP Class	-



6810 & 6818 E. SENECA TURNPIKE, JAMESVILLE, NY 13078

OFFERING MEMORANDUM

- OFFERING:** Priced at \$3,250,000
- ADDRESSES:** 6810 & 6818 E. Seneca Turnpike, Gates Rd. Lots 1 and 2
- PROPERTY:** Office, Repair Shop, Garage, Barn and Storage Building totaling 18,300 +/- SF and 3,100 +/- SF Residence, three sheds, collectively on three parcels totaling 39.84 +/- Acres.
- OWNERS:** Casa Rosa, LLC and Gates Road, LLC
103 White Pine Drive
Hershey, PA 17033
- TENANTS:** BrightView Landscaping, LLC (Commercial Tenant – Existing 5-Year Lease)
401 Plymouth Rd., Suite 500
Plymouth, MA 19462
- Christian and Kristin Kissel (Residential Tenant – 32-Month Lease)
6818 E. Seneca Turnpike
Jamesville, NY 13078

COMMERCIAL LEASE:

LANDLORD:	Gates Road, LLC
PREMISES:	Tenant leases approximately 18,266 +/- useable square feet comprised of several buildings located at 6810 E. Seneca Turnpike, Jamesville, NY and adjoining two parcels, exclusive of 5.75 acres and the residence at 6818 E. Seneca Turnpike.
INITIAL TERMS:	Three (3) Years, commencing August 16, 2019
OPTIONS:	Tenant exercised a five-year (5) extension, commencing August 16, 2022 through August 31, 2027
BASE ANNUAL RENT:	Current Rent of \$12,238.98 per month (\$146,867.76 annually) through August 31, 2024 and increases by two percent (2.0%) each year on the September 1st of the following year through August 31, 2027 plus \$1.00 per year for use of unencumbered
EXPENSES:	Tenant pays Heat, Air Conditioning, Electric, Gas, Water and Liability Insurance, Property Insurance, Interior and Exterior Property Maintenance (snow removal, lawn care, painting, siding, pavement, windows, mechanicals, etc.) and tenant is responsible for 94% of all Real Property Taxes on all three parcels. Roof and Structural Repairs will be paid by the Landlord, with the exclusion of the barn roof.

RESIDENTIAL LEASE:

LANDLORD:

Casa Rosa, LLC

PREMISES:

Tenant leases approximately 3,100 +/- useable square feet colonial residence with 4/5 bedrooms, 3 full and 1 half baths, partially finished basement, and attached 2 ½ car garage. House is fully appliance and tenant has use of the area 75' x 75' around the exterior of the residence, along with a separate driveway. Residence is located at 6818 E. Seneca Turnpike, adjacent to Commercial Tenant.

TERM:

32 Months, Commencing November 1, 2025 and Expiring June 30, 2028.

GROSS RENT:

Tenant pays \$2,700 per month, consisting of a base rent of \$2,500 and a pet fee of \$200, plus utilities and is responsible for the upkeep of Landscaping. Snow Removal and Lawn Care is provided by the commercial tenant (BrightView) as per the term of their lease.

CASA ROSA AND GATES RD - 3 LAND PARCELS
Schedule of Land and Structures, Rent and Taxes

6810 & 6818 E. Seneca Turnpike and Lots 1 & 2 on Gates Rd.

Address	Frontage	Tax Map Parcel	Acres	Com	Res	Description	SF	Dewitt	Monthly Lease		Property Taxes	
									Residence	BrightView	School	Town & County
		SWIS 312689	Total	Tenant	Tenant		SF	Zoning				
6818 E Seneca Tpke	977	1 089.-01-05.3	11.94	11.69	0.25	2 Story Colonial Res, 4 BR, 3 BA, 2.5 Car Att Garage	3,100	COM - Business District	\$ 2,700.00		\$17,986.96	\$ 9,680.40
6810 E Seneca Tpke						Office Bldg 1st Floor - 3,900 SF 2nd Floor Storage & IT- 966 SF	4,866			\$ 12,239.98		
						Repair Shop - 3 - 14' OH Doors & 1 - 8' OH Door	3,700					
						Warehouse - 2 - 14' OH Doors	900					
						Barn - 4,400 SF 1st Floor, 4,400 SF 2nd Floor Storage	8,800					
						2,040 SF and 1,100 Storage Sheds						
E. Seneca Tpke & Gates Rd	1,225	2 089.-01-06.2	16.62	12.55	0.00	Vacant Land with 1 Car Det Garage/Shed		COM - Business District			\$ 2,244.15	\$ 892.92
Gates Frontage - East side	641											
Gates Rd	447	3 089.-04-01.1	11.28	11.28	0.00	Vacant Residential Land	-	RES - R-O			\$ 1,523.11	\$ 859.63
Totals	3,290		39.84	35.52	0.25		21,366		\$ 2,700.00	\$ 12,239.98	\$21,754.22	\$ 11,432.95
E Seneca Tpke Frontage	2,202	Commercial	28.56			Commercial Space	17,766	Monthly		\$ 14,939.98		
Gates Frontage	1,088	Residential	11.28			Residential	3,100	Annual	\$32,400.00	\$146,879.76	Total Annual	
Total Frontage	3,290	Total Acreage	39.84	35.52	0.25	Total SF	20,866	Total Annual Rent	\$179,279.76	Taxes	\$ 33,187.17	











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