



PROPERTY FEATURES

- Turnkey restaurant spans 4,200 SF on a generous 1.34-acre parcel with ample parking
- Freestanding building with attractive façade
- Renovated in 2022 with all-new fixtures, furniture, and equipment
- Adjacent to Courtyard and Residence Inn Hotels, and with nine more hotels/conference centers within a mile
- Conveniently located near NYS Thruway at Carrier Circle Exit and major thoroughfares
- **Owner-Operator opportunity or as a Sale/Leaseback investment**

CONTACT EXCLUSIVE AGENTS:

Barton K Feinberg

Licensed Associate Broker

Mobile 315.447.8668

bfeinberg@suttoncos.com

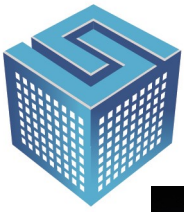
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com



SUTTON
REAL ESTATE COMPANY

FOR SALE, RESTAURANT

6409 Yorktown Circle , DeWitt, NY 13057



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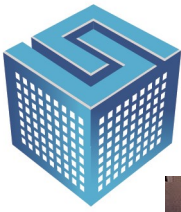
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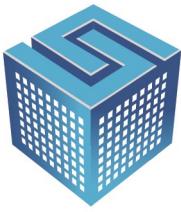
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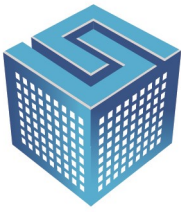
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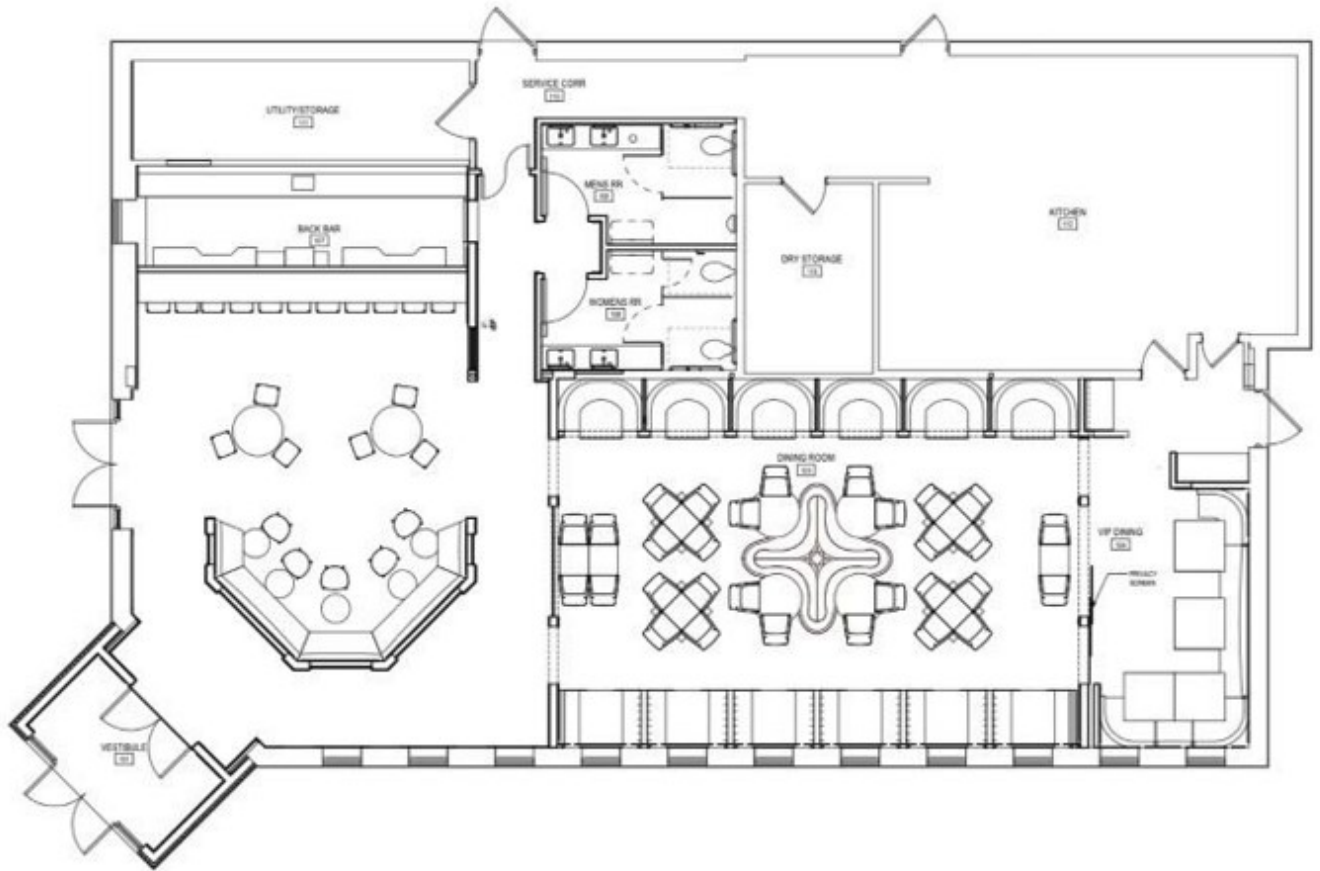
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C1 FURNITURE PLAN - FOR REFERENCE ONLY
SCALE: 1/8" = 1'-0"

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Courtyard Hotel



Residence Inn Hotel

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	14,805	164,542	384,854
Median Household Income	\$58,226	\$51,058	\$60,500
Daytime Employees	25,692	165,937	245,892

Source: ERSI 2023

TRAFFIC COUNTS

- YORKTOWN CIR from COLLAMER END LOOP —26,798
- NY298 —13,850
- Carrier Circle Exit 35 NYS Thruway —16,781

Source: AADT NYS DOT 2022

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