

# DEWITT DEVELOPMENT OPPORTUNITY

5.6 ACRES  
MIXED USE DISTRICT

FOR SALE



**\$2,259,000**

**WIDEWATERS PARKWAY  
DEWITT, NY**



**PAPYRUS**  
REAL ESTATE SOLUTIONS

**Scott Dumas**

**LICENSED REAL ESTATE BROKER**

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PAPYRUS REAL ESTATE SOLUTIONS, LLC  
1970 West Fayette Street  
Syracuse, NY 13204

- Zoned Commercial
- Very strong demographic.
- Visible from very strong daytime & weekend traffic.
- Dual access from Widewaters Parkway & Whirlybird/Paula Drive.
- Adjacent to Home Depot, Holiday Inn Express and heavy office uses.
- Close proximity to strong retail, restaurants & services.
- Completely raw land with nearby utilities.



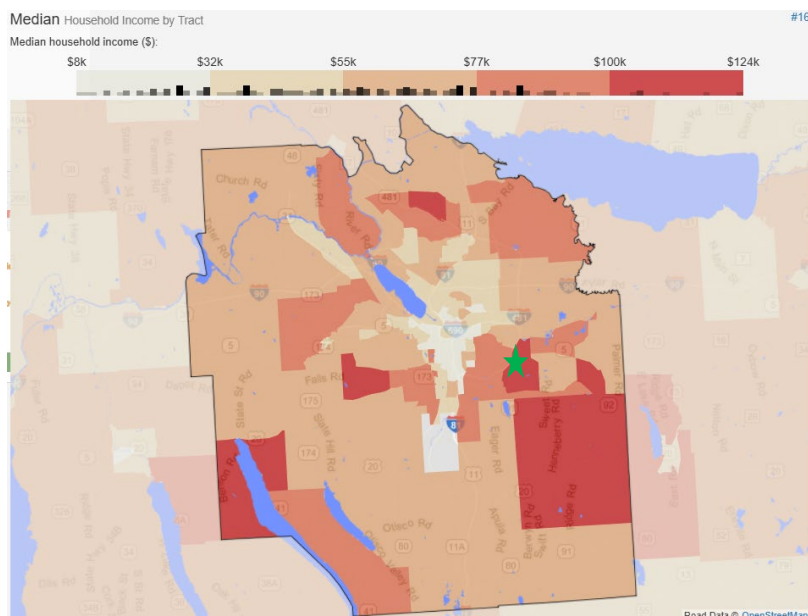
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## WIDEWATERS PARKWAY DEWITT, NY

- Total Property 5.6 Acres.
  - **Zoned Commercial** – MUV-3 Mixed Use Overlay District
  - Tax IDs: 53.-02-26.3 AND 53.-02-24.1
- General sales and service uses include educational facility, Religious use, Business office, Day-care, Finance/banks, Funeral home/mortuary, Retail store, Animal day-care, Administrative/management services, Hotel, Theater, Eating and drinking establishments, Café/restaurant(w/out drive-through), Recreational Entertainment facilities.



### ONONDAGA COUNTY MEDIAN HOUSEHOLD INCOME



Population	2 miles	5 miles	10 miles
2024 Population	23,802	168,570	357,876
Median Age	39.7	35.2	38.7
Bachelor's Degree or Higher	35%	33%	33%
Population By Race	2 miles	5 miles	10 miles
White	17,116	100,774	250,306
Black	3,288	34,734	50,822
American Indian/Alaskan Native	89	932	1,934
Asian	736	12,028	17,002
Hawaiian & Pacific Islander	0	0	0
Two or More Races	2,572	20,102	37,812
Hispanic Origin	1,456	13,514	23,371
Housing	2 miles	5 miles	10 miles
Median Home Value	\$152,985	\$160,063	\$167,010
Median Year Built	1955	1954	1959
Households	2 miles	5 miles	10 miles
2024 Households	9,853	68,392	147,146
Owner Occupied Households	6,164	29,615	81,758
Renter Occupied Households	3,440	37,349	61,822
Avg Household Size	2.2	2.2	2.3
Avg Household Vehicles	2	1	2
Total Specified Consumer Spend	\$279M	\$1.7B	\$4.2B
Income	2 miles	5 miles	10 miles
Avg Household Income	\$83,160	\$72,208	\$83,318
Median Household Income	\$64,783	\$50,555	\$61,719