

**OLEAN AREA SHOPPING CENTER WITH EXISTING INCOME FOR SALE OR LEASE**

SOUTHERN TIER / OLEAN, NY RETAIL TRADE AREA

**BUILDING FEATURES**

GLA	32,000 ± Sq. Ft.
Availability	24,400 ± Sq. Ft.
Lot Size	3 ± Acres
Zoning	Commercial
Parking	Ample

**Property Highlights**

- Main & Main Trade Area Location in Olean, NY
- Pylon Signage
- Less than 2.5 Miles from I-86 Expressway
- Minutes from Downtown Olean and Saint Bonaventure University
- Approximately 11 Miles to the Pennsylvania State Border via Route 16
- Co-Tenants: M & T Bank, Mayer Electrical Supply / The Hite Company
- Nearby Retailers Include: Walmart Supercenter, The Home Depot, BJ's Wholesale Club, Tops Markets, AMC Theaters, Aldi, Old Navy, Staples, JoAnn Fabrics, Tractor Supply Company



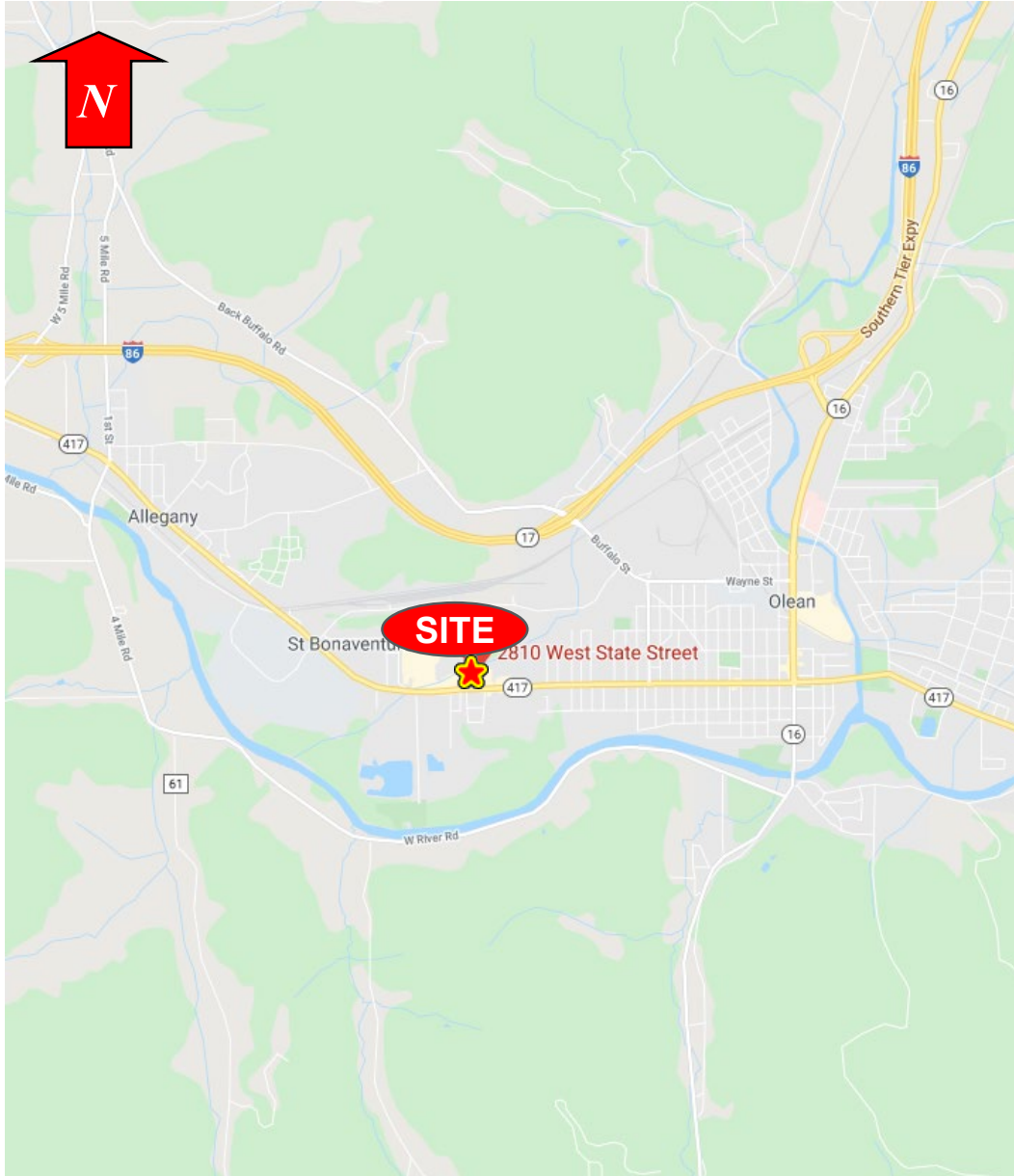
DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	19,462	23,545	36,293
Avg Household Income	\$61,850	\$63,774	\$65,459

TRAFFIC COUNT	
W State Street	16,544 AADT

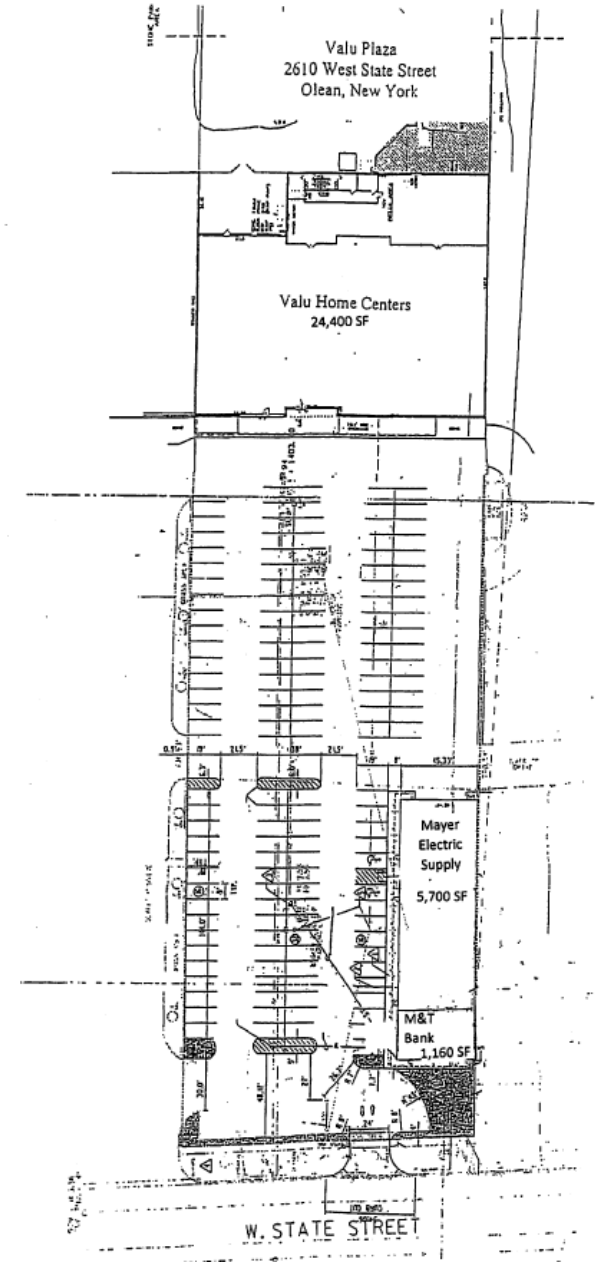
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**RETAIL FOR SALE OR LEASE**  
**2610 W State Street**  
Olean, New York



Location Map



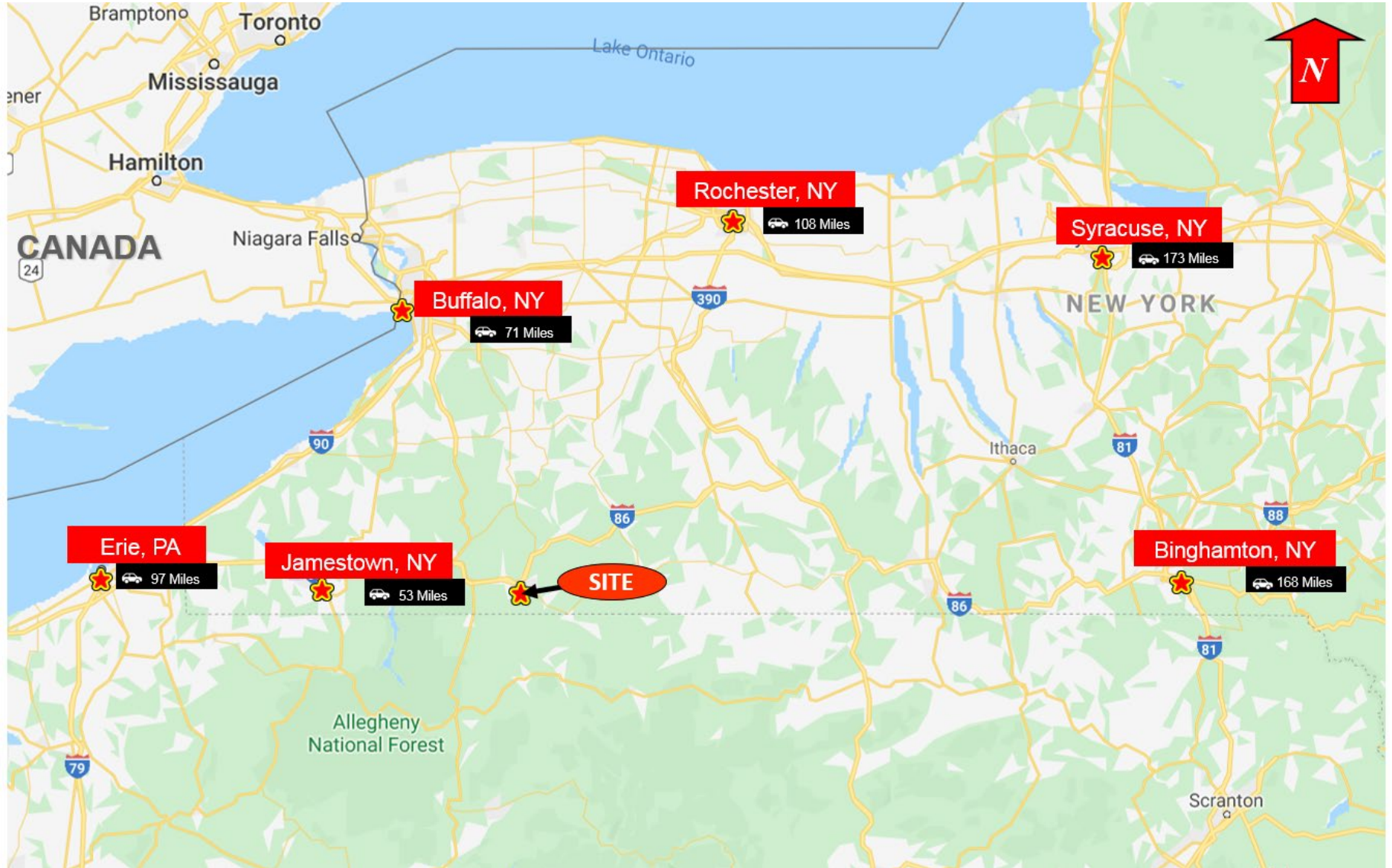
Survey

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Retail Aerial

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Retail Market Proximity Map