

# 1316 W STATE STREET

1316 W State Street  
Olean, NY 14760



RETAIL PROPERTY FOR LEASE



**Brian Donovan**  
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460 East Ave, Rochester, NY 14607  
[www.donovanres.com](http://www.donovanres.com)  
NY #10491202934





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## PROPERTY DESCRIPTION

Grocery/retail store located on busy four-way intersection in the heart of Olean, NY. Minutes from St. Bonaventure University.

## LOCATION DESCRIPTION

Small retail store located in Olean, NY. Olean is the largest city in Cattaraugus County and is one of the principal cities in the Southern Tier of Upstate New York. The site is situated on a four-way intersection, minutes from St. Bonaventure University.

## PROPERTY HIGHLIGHTS

- On a hard corner
- Pylon signage
- Traffic lights
- Dedicated turning lanes
- Excellent visibility

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	11,440 SF



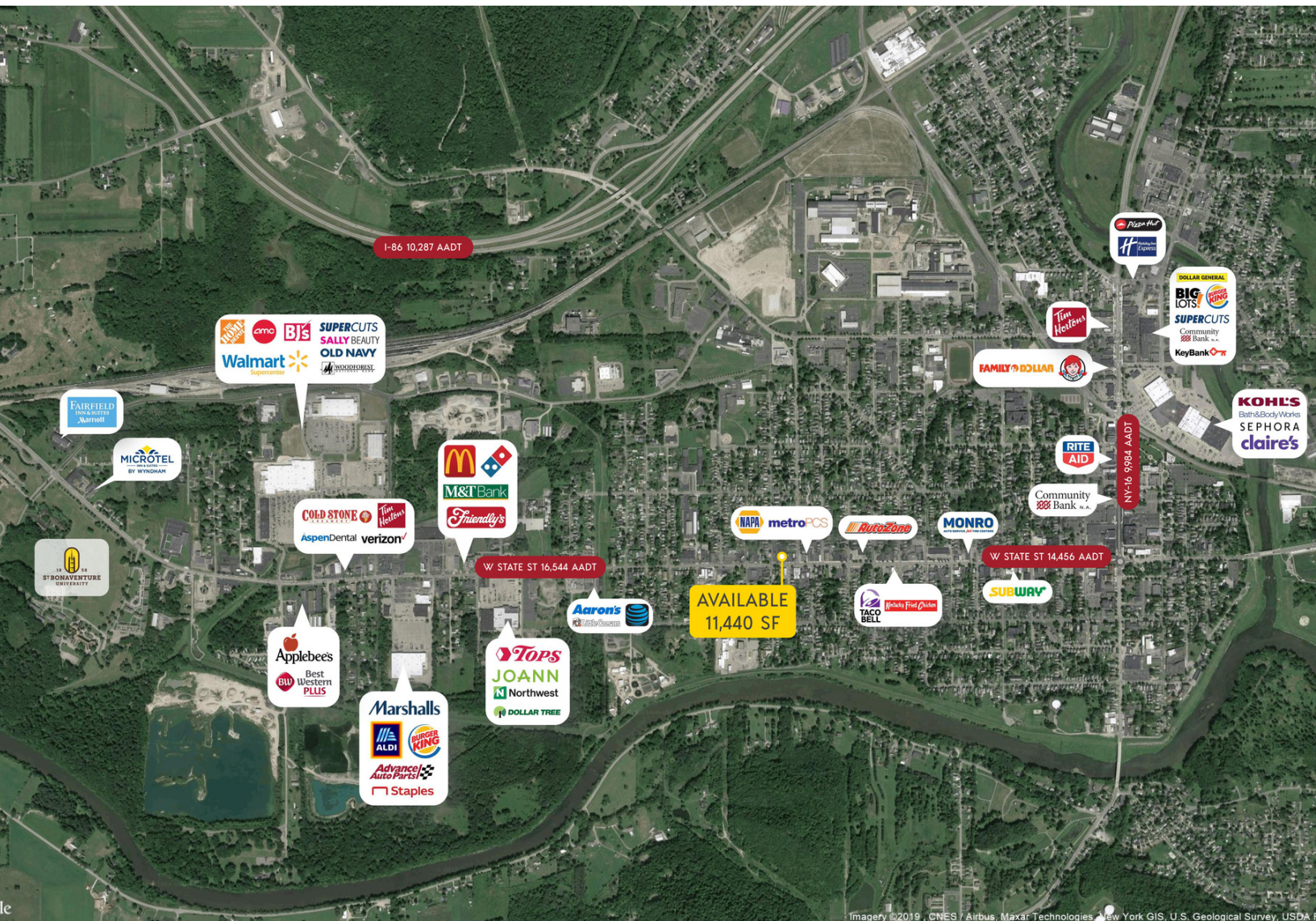
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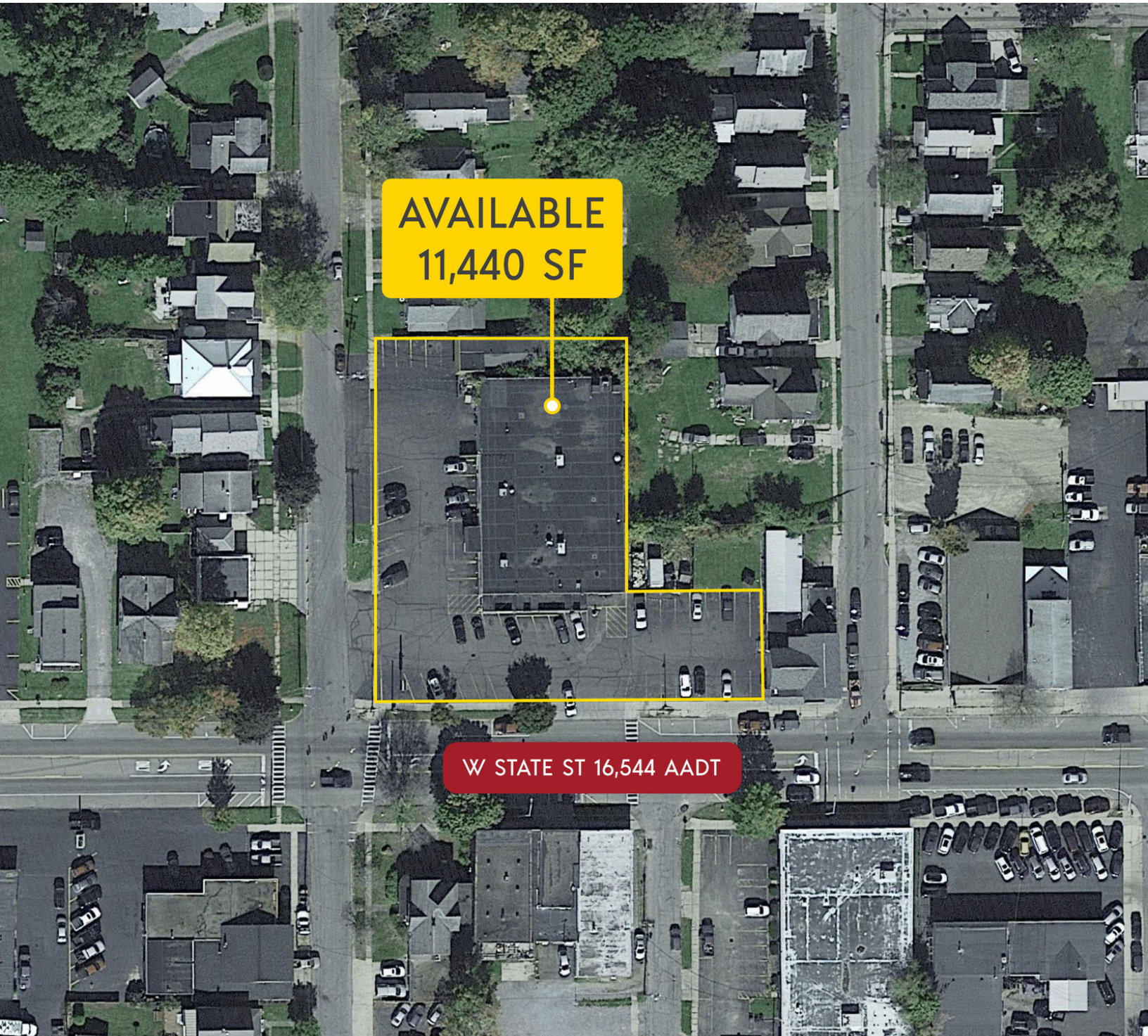
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Demographic Report	1 Mi.	2 Mi.	3 Mi.	10 Min.
<b>Population</b>				
<b>2023 Estimated Population</b>	<b>9,906</b>	<b>50,627</b>	<b>133,503</b>	<b>123,858</b>
2028 Projected Population	10,698	53,489	140,156	130,359
2020 Census Population	9,776	50,048	132,330	122,141
2010 Census Population	10,351	43,032	112,540	106,507
<b>2023 Median Age</b>	<b>34.5</b>	<b>34.2</b>	<b>33.6</b>	<b>34.2</b>
<b>Households</b>				
<b>2023 Estimated Households</b>	<b>3,596</b>	<b>22,184</b>	<b>64,520</b>	<b>56,781</b>
2028 Projected Households	3,905	23,531	67,999	60,002
2020 Census Households	3,515	21,679	63,285	55,444
2010 Census Households	3,827	17,383	51,531	46,186
<b>Race and Ethnicity</b>				
2023 Estimated White	59.8%	64.3%	68.6%	65.3%
2023 Estimated Black or African American	27.6%	22.2%	17.2%	21.6%
2023 Estimated Asian or Pacific Islander	1.4%	2.8%	5.4%	3.8%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%	0.3%
2023 Estimated Other Races	10.8%	10.3%	8.5%	9.0%
2023 Estimated Hispanic	7.9%	8.7%	7.2%	7.7%
<b>Income</b>				
2023 Estimated Average Household Income	\$55,290	\$83,554	\$93,027	\$92,060
<b>2023 Estimated Median Household Income</b>	<b>\$40,828</b>	<b>\$65,764</b>	<b>\$70,265</b>	<b>\$69,886</b>
2023 Estimated Per Capita Income	\$20,276	\$37,083	\$45,331	\$42,673
<b>Education (Age 25+)</b>				
2023 Estimated High School Graduate	38.7%	26.6%	20.6%	24.0%
2023 Estimated Some College	15.6%	15.0%	15.2%	16.3%
2023 Estimated Associates Degree Only	6.5%	5.2%	5.6%	6.0%
2023 Estimated Bachelors Degree Only	10.5%	23.2%	29.0%	25.4%
2023 Estimated Graduate Degree	4.2%	15.2%	19.4%	16.7%
<b>2023 Estimated College Educated</b>	<b>0.368</b>	<b>0.586</b>	<b>0.692</b>	<b>0.644</b>
<b>Business</b>				
2023 Estimated Total Businesses	466	3,843	9,144	8,764
<b>2023 Estimated Total Employees</b>	<b>5,411</b>	<b>65,596</b>	<b>136,971</b>	<b>135,132</b>
2023 Estimated Employee Population per Business	11.6	17.1	15.0	15.4
2023 Estimated Residential Population per Business	21.3	13.2	14.6	14.1



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