

EXECUTIVE SUMMARY

Olean Center Mall

400 North Union Street, Olean, NY 14760



OFFERING SUMMARY

Available SF: 1,000 - 73,017 SF

Lease Rate: Negotiable

Building Size: 316,177 SF

PROPERTY OVERVIEW

The Mall is a single-level regional mall with a total GLA of 316,177 sq. ft., with 1,000 - 73,017 sq ft available. Anchors include JC Penny's and Kohl's. There are approximately 35,237 people living within a 10-mile radius of this mall, with an average household income of \$56,623. See attachments for more information (Contact Rick Recckio for Floor plan maps, complete list of tenants, mall hours, etc.)

LOCATION OVERVIEW

The Olean Center Mall is located in Olean, NY, just a few miles north of the NY/PA border. Located in the center of Downtown Olean on N. Union St., the intersection of Routes 16 and Wayne St. With ample parking and excellent exposure. 13,500 daily traffic count on Route 16 and 17,500 on Route. 417. Adjacent to Jamestown Community College across from CVS, Rite Aid, Wendy's, Burger King, Tim Hortons, nearby U.S Postal Service, Pizza Hut, Subway, Olean Middle & High School, and Dresser-Rand. Just off the I-86 Interstate Highway and off Alleghany or Constitution/Wayne St. ramps



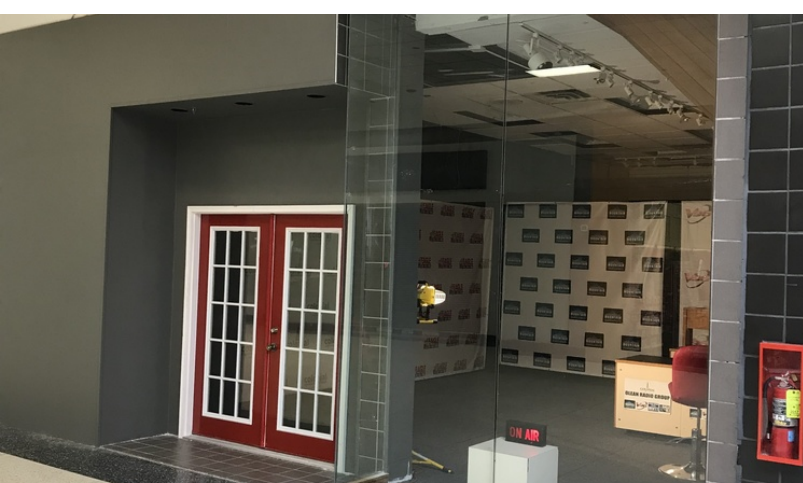
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ADDITIONAL PHOTOS

Olean Center Mall

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Recckio
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NY & PA Licensed Broker

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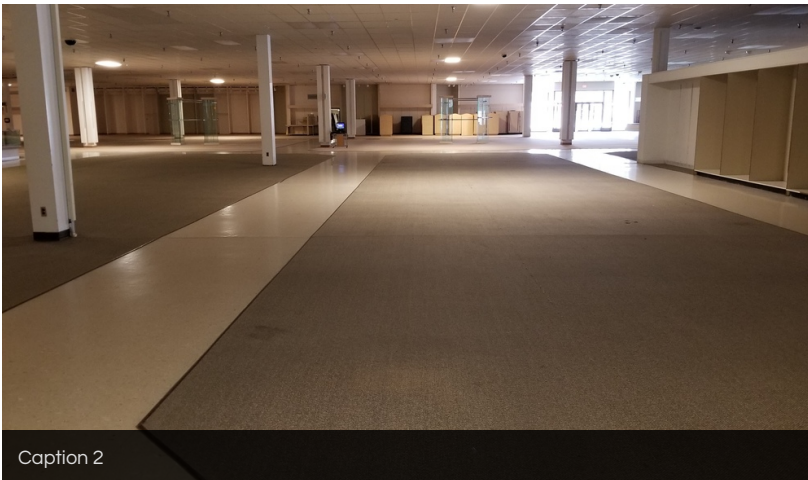
ADDITIONAL PHOTOS

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Caption 1



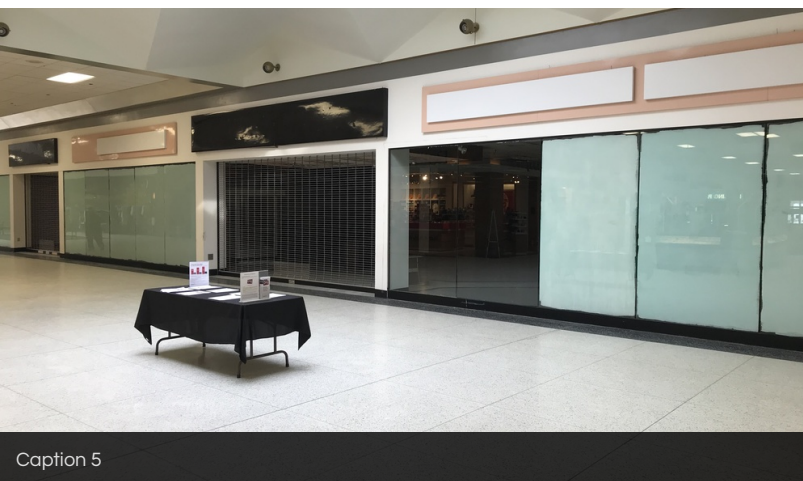
Caption 2



Caption 3



Caption 4



Caption 5



Caption 6



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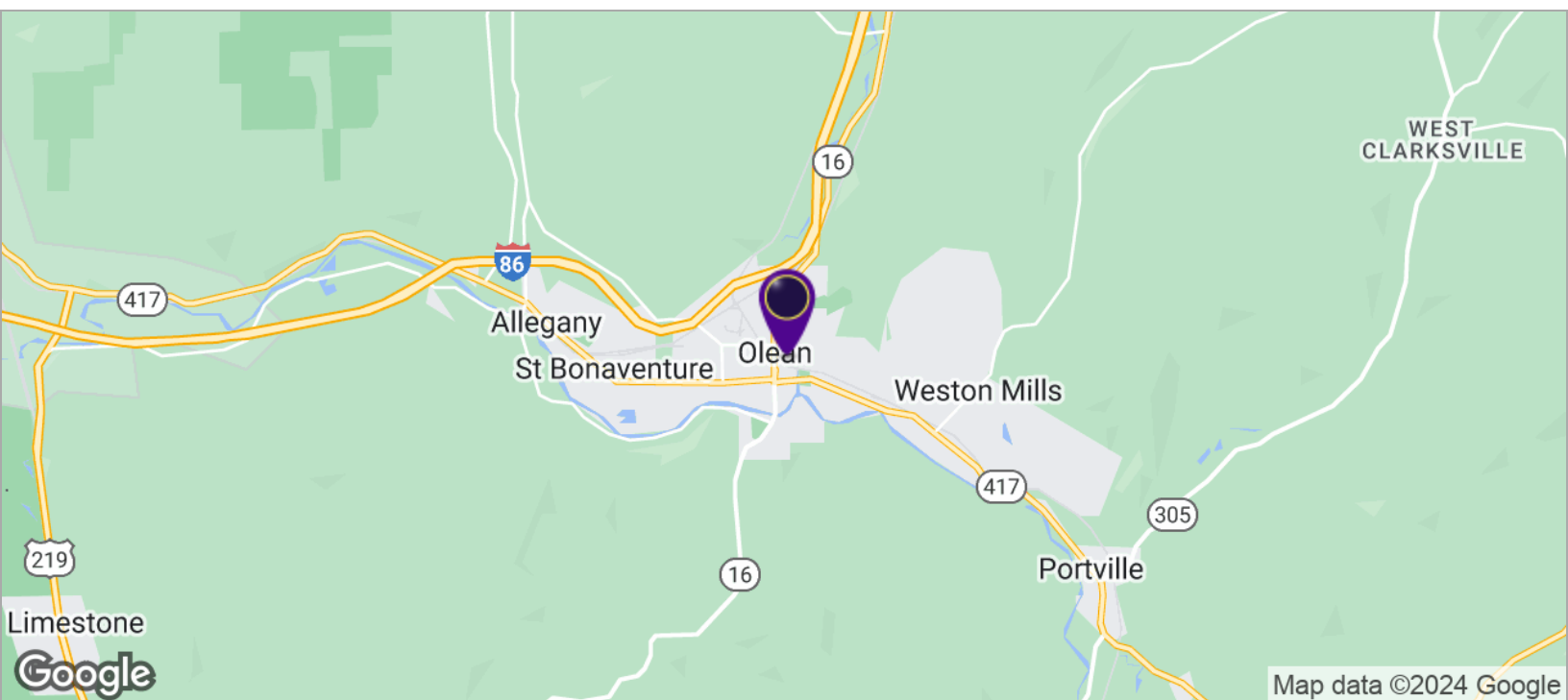
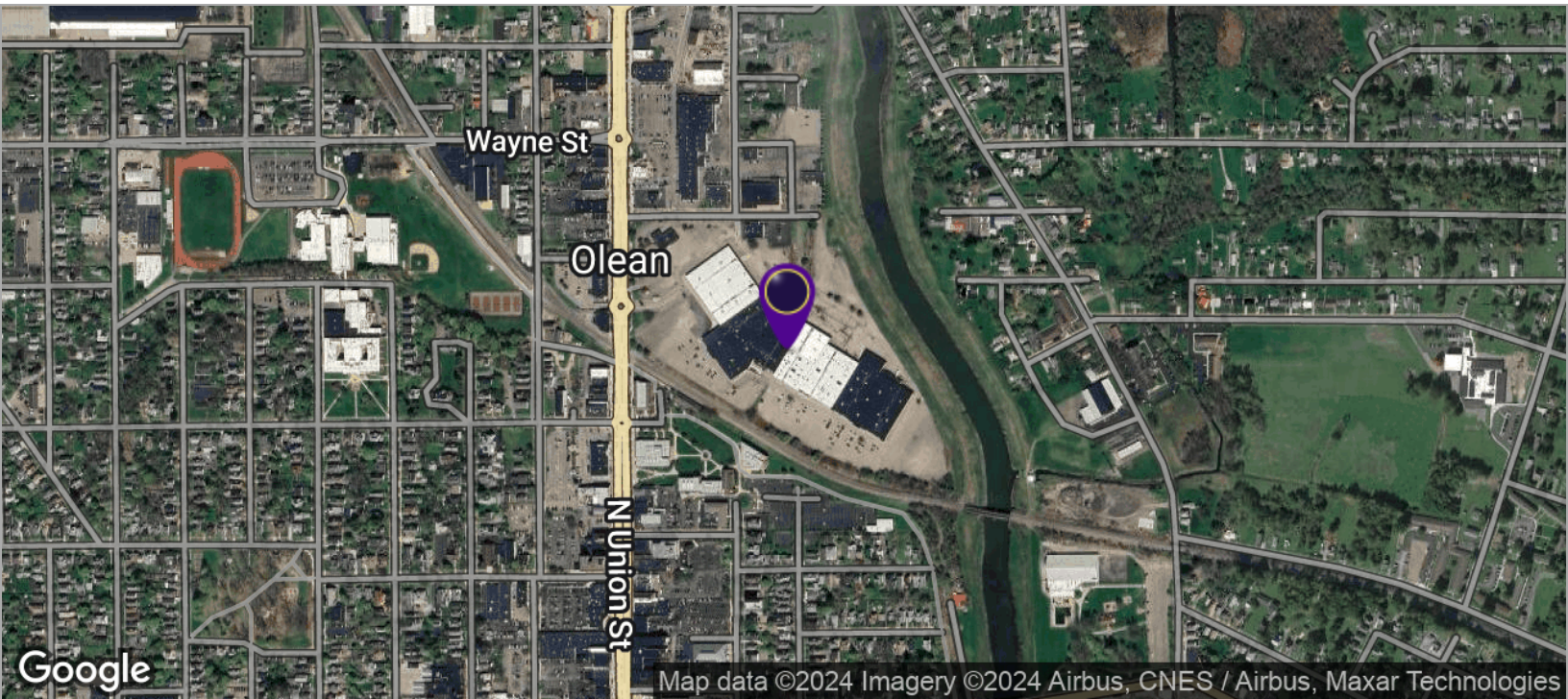
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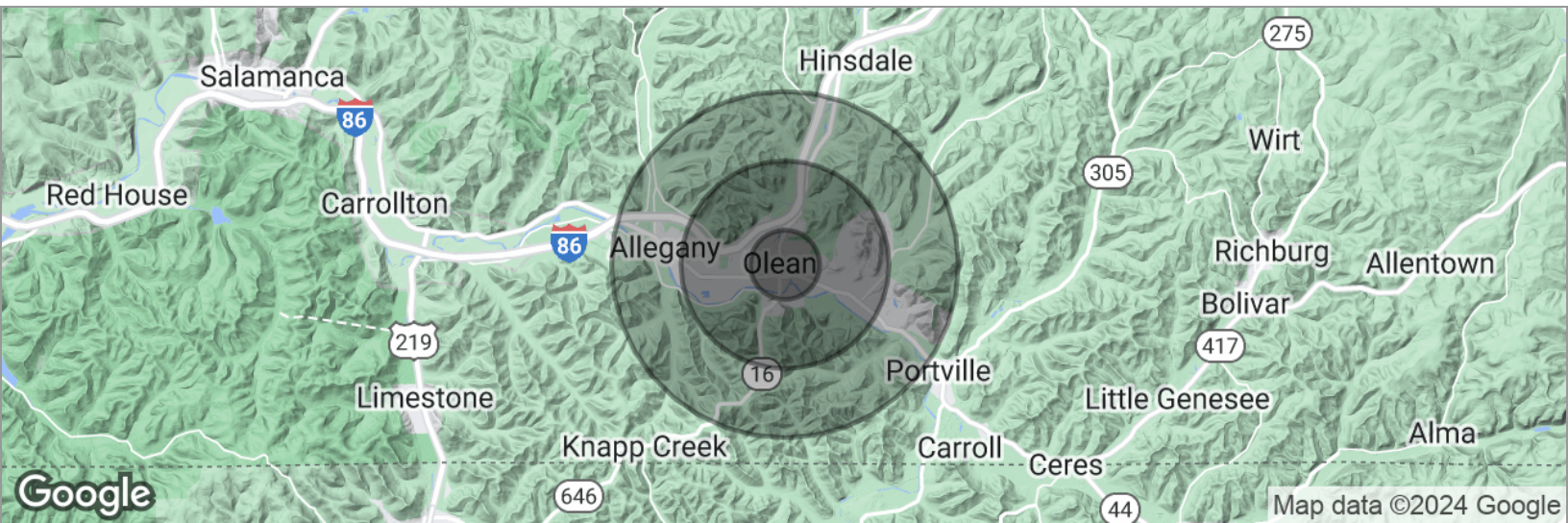
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,555	21,015	24,247
Median age	41.3	40.7	40.8
Median age (Male)	36.0	36.8	37.3
Median age (Female)	44.9	44.0	43.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,656	9,575	10,931
# of persons per HH	2.1	2.2	2.2
Average HH income	\$46,527	\$49,735	\$50,702
Average house value		\$96,732	\$95,237

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	1.6%	1.7%	1.5%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	90.3%	92.8%	93.5%
Black	5.8%	4.0%	3.5%
Asian	0.5%	0.6%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.3%	0.6%	0.5%
Other	0.0%	0.1%	0.1%

* Demographic data derived from 2020 ACS - US Census



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