

WALMART PLAZA

3142 West State Street
Olean, NY 14760



LOCATION DESCRIPTION

Olean is in the Southern Tier of New York along I-86 and is home to St. Bonaventure University and Cutco corporate headquarters with over 600 employees. Located a few minutes away from the University, Walmart Plaza is a Community Center retail space and the dominant shopping center in town. Other retailers of note in the area include (but are not limited to) ALDI, Top's, McDonald's, Marshall's, Ollie's Bargain Outlet, JoAnn Fabrics, Applebee's, and Harbor Freight.

PROPERTY DESCRIPTION

One in-line space is available in a free-standing building located in Walmart Plaza, a Walmart and BJ's Wholesale Club-anchored shopping center. Featuring multiple national retailers, including the aforementioned Walmart and BJ's Wholesale Club, there is also Home Depot, AMC Movie Theaters, Old Navy, and Pet Supplies Plus, as well as smaller retailers.

This is the best-performing shopping center in the town of Olean with the largest draw thanks to a large and diverse number of tenants. This shopping center benefits from having the highest traffic counts and closest proximity to St. Bonaventure University, home to approximately 2,500 students and faculty.

PROPERTY HIGHLIGHTS

- Dominant shopping center in Olean
- Easy access with two signalized entrances to center
- High visibility from I-86 and State Street
- Over 16,000 AADT on W. State Street



Brian Donovan
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NY #10491202934



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LEASE INFORMATION

| | | | |
|--------------|----------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 3,080 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|------------|------------|-------------|
| Suite 7 | Available | 3,080 SF | NNN | Negotiable | - |



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PLACER.AI RETAILERS

| Retailers | Visits/Yr | Nation | Percentile | NY | Percentile | 15 mi | Percentile |
|------------------------|-----------|------------|------------|---------|------------|-------|------------|
| Walmart | 2,600,000 | 196/3862 | 94 | 19/97 | 81 | 1/2 | 100 |
| Ollie's Bargain Outlet | 501,700 | 1/444 | 100 | 1/26 | 100 | 1/1 | 100 |
| Tops | 457,200 | 51/135 | 62 | 50/121 | 59 | 1/2 | 100 |
| ALDI | 269,900 | 655/2171 | 69 | 57/113 | 50 | 1/2 | 100 |
| Dollar Tree | 154,500 | 2727/7843 | 65 | 141/297 | 52 | 1/3 | 100 |
| CVS | 121,700 | 3085/6863 | 55 | 248/357 | 30 | 1/2 | 100 |
| Dollar General | 65,600 | 3914/17688 | 77 | 201/540 | 62 | 2/11 | 90 |
| AutoZone | 36,500 | 2142/5605 | 61 | 82/172 | 52 | 1/2 | 100 |
| Advance Auto Parts | 20,000 | 1597/3786 | 57 | 90/175 | 49 | 1/2 | 100 |
| Dunn Tire | 14,600 | 4/24 | 87 | 4/21 | 85 | 1/1 | 100 |



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PLACER.AI RESTAURANTS

| Restaurants | Visits/Yr | Nation | Percentile | NY | Percentile | 15 mi | Percentile |
|----------------|-----------|------------|------------|---------|------------|-------|------------|
| Applebee's | 308,000 | 71/1483 | 95 | 15/78 | 82 | 1/1 | 100 |
| McDonald's | 256,000 | 1606/12548 | 87 | 137/499 | 72 | 1/3 | 100 |
| Perkins | 186,100 | 45/253 | 82 | 2/5 | 80 | 1/1 | 100 |
| Burger King | 142,400 | 159/6078 | 97 | 24/258 | 91 | 1/3 | 100 |
| Burger King | 113,800 | 432/6078 | 92 | 70/258 | 73 | 2/3 | 66 |
| Dunkin' | 98,900 | 447/5601 | 92 | 88/655 | 86 | 1/2 | 100 |
| Wendy's | 98,500 | 1497/5495 | 72 | 96/182 | 47 | 1/1 | 100 |
| Domino's Pizza | 26,400 | 1199/5071 | 76 | 56/157 | 64 | 1/1 | 100 |



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| DEMOGRAPHICS | 3 MI | 5 MI | 7 MI | 15 MIN |
|--|-----------------|-----------------|-----------------|-----------------|
| Population | | | | |
| 2023 Estimated Population | 18,770 | 23,422 | 26,311 | 19,037 |
| 2028 Projected Population | 17,140 | 21,867 | 24,905 | 17,586 |
| 2020 Census Population | 19,057 | 23,459 | 26,124 | 19,360 |
| 2010 Census Population | 19,936 | 24,493 | 27,310 | 20,292 |
| 2023 Median Age | 38.9 | 40.4 | 41.0 | 39.2 |
| Households | | | | |
| 2023 Estimated Households | 7,177 | 9,093 | 10,317 | 7,313 |
| 2028 Projected Households | 6,517 | 8,476 | 9,774 | 6,728 |
| 2020 Census Households | 7,894 | 9,810 | 10,978 | 8,022 |
| 2010 Census Households | 8,111 | 10,031 | 11,208 | 8,239 |
| Race and Ethnicity | | | | |
| 2023 Estimated White | 80.2% | 82.7% | 83.8% | 80.9% |
| 2023 Estimated Black or African American | 3.2% | 2.8% | 2.7% | 3.0% |
| 2023 Estimated Asian or Pacific Islander | 8.7% | 7.2% | 6.5% | 8.5% |
| 2023 Estimated American Indian or Native Alaskan | 1.5% | 1.4% | 1.4% | 1.5% |
| 2023 Estimated Other Races | 6.3% | 5.9% | 5.7% | 6.2% |
| 2023 Estimated Hispanic | 5.4% | 4.7% | 4.4% | 5.2% |
| Income | | | | |
| 2023 Estimated Average Household Income | \$88,843 | \$91,427 | \$90,094 | \$88,861 |
| 2023 Estimated Median Household Income | \$55,961 | \$59,475 | \$60,110 | \$55,610 |
| 2023 Estimated Per Capita Income | \$34,666 | \$36,059 | \$35,841 | \$34,809 |
| Education (Age 25+) | | | | |
| 2023 Estimated High School Graduate | 33.3% | 33.5% | 34.3% | 33.0% |
| 2023 Estimated Some College | 15.6% | 15.6% | 15.7% | 16.0% |
| 2023 Estimated Associates Degree Only | 12.6% | 12.7% | 13.0% | 12.5% |
| 2023 Estimated Bachelors Degree Only | 15.1% | 15.4% | 15.0% | 15.3% |
| 2023 Estimated Graduate Degree | 15.1% | 14.9% | 14.2% | 15.0% |
| 2023 Estimated College Educated | 58.4% | 58.6% | 57.9% | 58.8% |
| Business | | | | |
| 2023 Estimated Total Businesses | 729 | 835 | 887 | 813 |
| 2023 Estimated Total Employees | 9,660 | 12,156 | 12,424 | 11,683 |
| 2023 Estimated Employee Population per Business | 13.2 | 14.6 | 14.0 | 14.4 |
| 2023 Estimated Residential Population per Business | 25.7 | 28.0 | 29.7 | 23.4 |



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