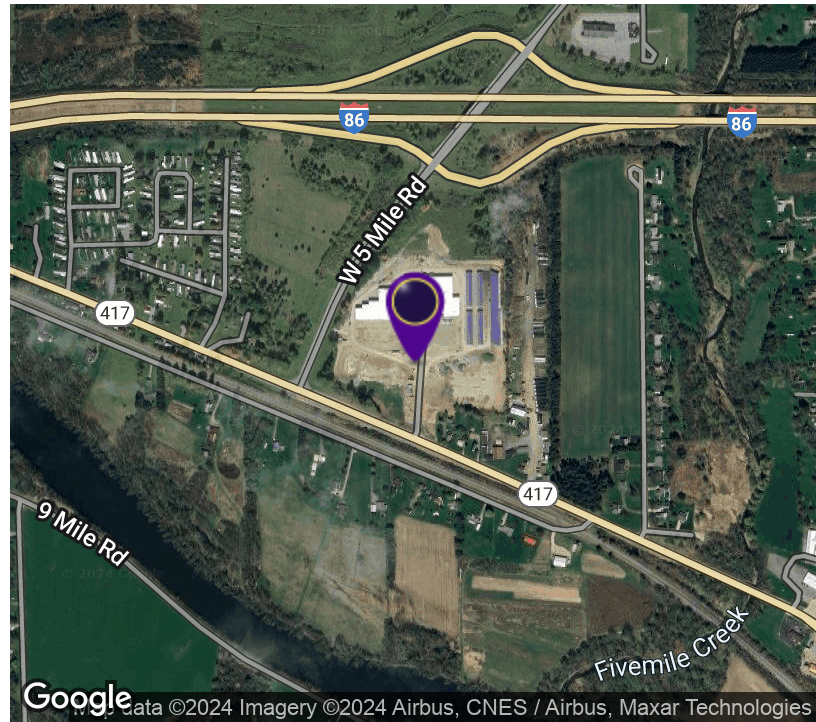


3864 West State Street - Route 417, Allegany, NY 14706



## PROPERTY OVERVIEW

21.44+/- acre site with 100,500+/- SF Plaza recently renovated with redevelopment. Will subdivide - Lease rates negotiable with flexible terms. Current renovations include new storefronts, roof, electrical, and mechanicals. Well suited for retail, for a credit tenant warehouse, wholesale distribution, office, medical, hospitality and light industrial. Former K-Mart and Tractor Supply. The developer will do a build-to-suit with a minimum square foot of 2,500+/- . Also has two outparcels available for lease. Can be a Ground Lease or Build to Suit.

## LOCATION OVERVIEW

Property Adjacent to Exit 24 New York State Route 86 Southern Tier Expressway. Close proximity to St. Bonaventure University, Tops Supermarket, Aldi Foods, Walmart, Home Depot, Staples, Harbor Freight, McDonalds, Burger King and Olean Mall. Easily access interstate highway system.

## PROPERTY HIGHLIGHTS

- Built-To-Suit
- High Visibility
- Excellent Location
- Newly Renovated
- 13' Ceiling Height



## ADDITIONAL PHOTOS

Allegany Crossing 6,500 +/- up to 25,187 +/- SF Retail/Warehouse Space, 2 Pad Sites Available  
3864 West State Street - Route 417, Allegany, NY 14706



Allegany Square





## ADDITIONAL PHOTOS

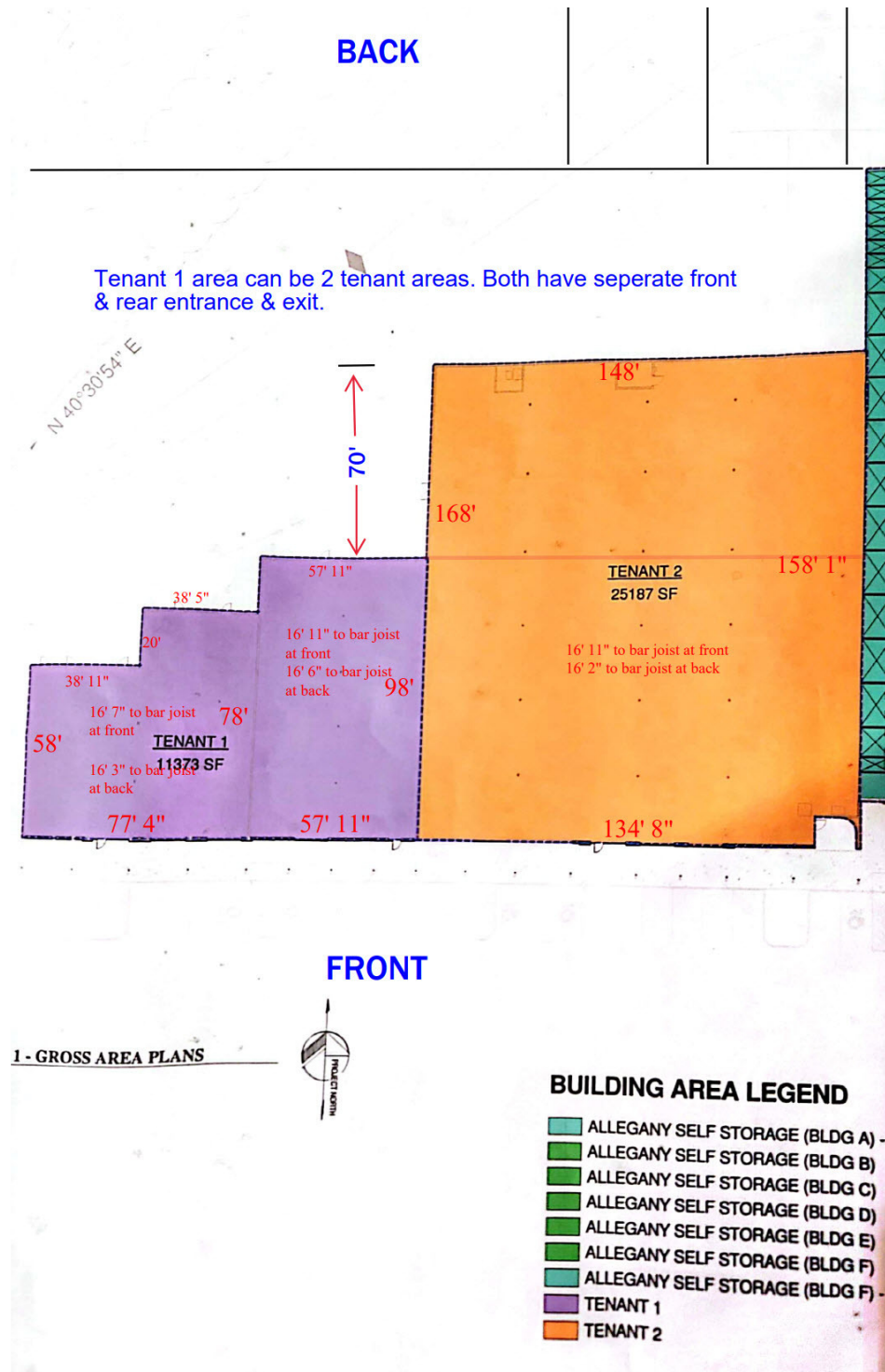
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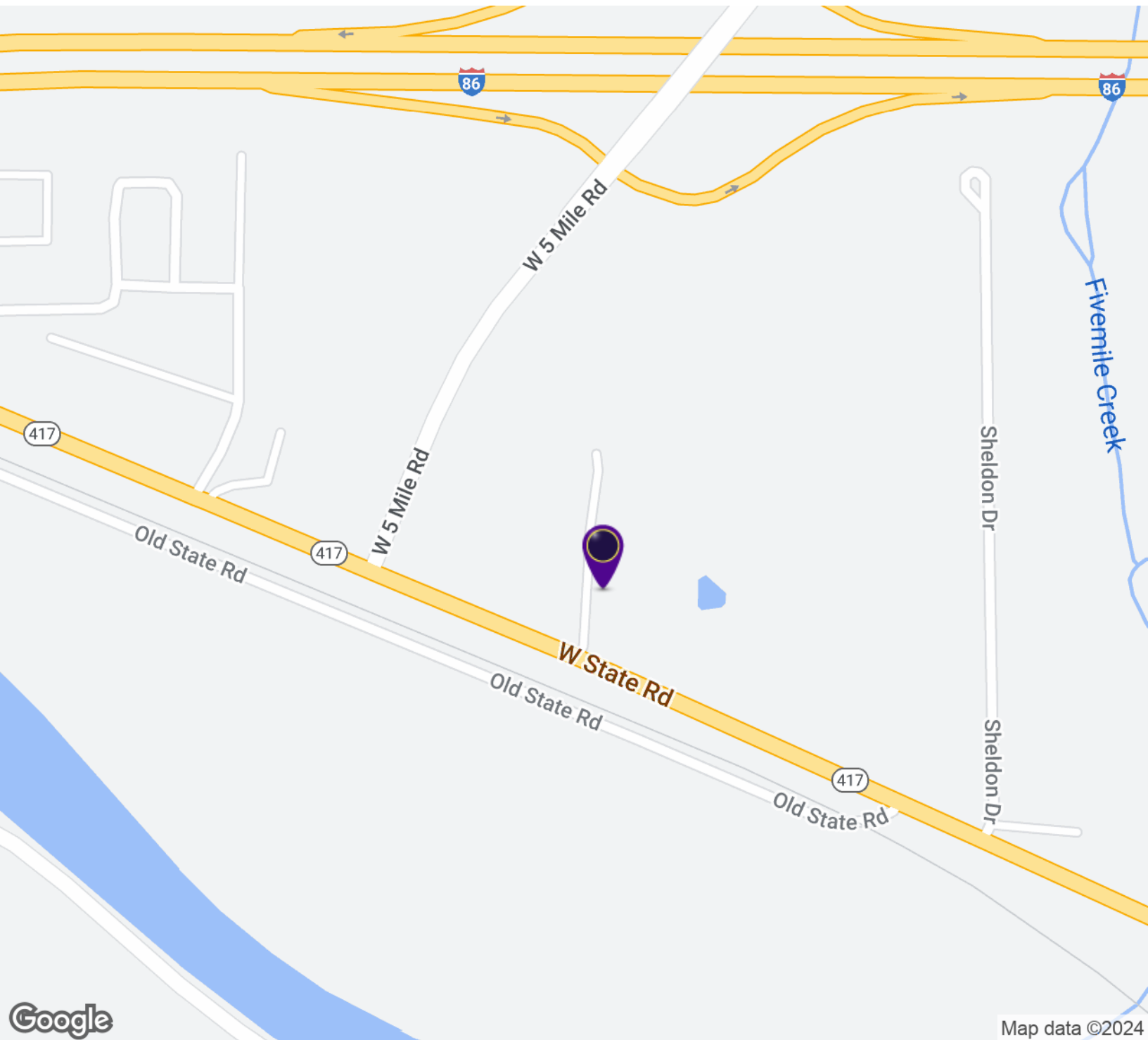
3864 West State Street - Route 417, Allegany, NY 14706



## LOCATION MAP

Allegany Crossing 6,500 +/- up to 25,187 +/- SF Retail/Warehouse Space, 2 Pad Sites Available

3864 West State Street - Route 417, Allegany, NY 14706



**RICK RECCKIO**  
716.998.4422  
rick@recckio.com

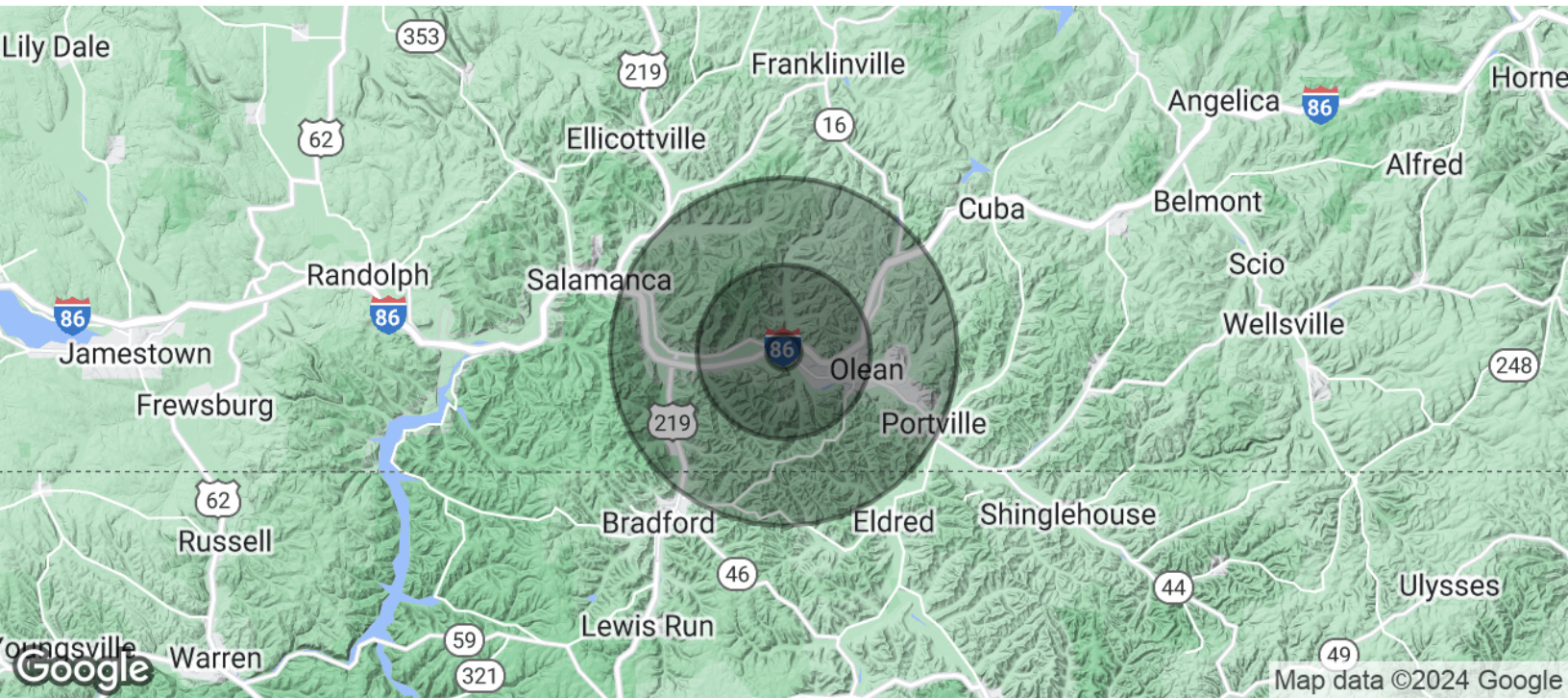
4455 TRANSIT ROAD, SUITE 3B  
Williamsville, NY 14221  
(O) 716.631.5555 // (F) 716.632.6666  
www.recckio.com



## DEMOGRAPHICS MAP & REPORT

Allegany Crossing 6,500 +/- up to 25,187 +/- SF Retail/Warehouse Space, 2 Pad Sites Available

3864 West State Street - Route 417, Allegany, NY 14706



| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES |
|----------------------|-----------|-----------|----------|
| Total Population     | 160       | 22,144    | 37,240   |
| Average Age          | 37.6      | 40.1      | 40.5     |
| Average Age (Male)   | 36.7      | 36.5      | 37.9     |
| Average Age (Female) | 38.5      | 43.0      | 42.7     |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES |
| Total Households     | 58        | 9,860     | 16,112   |
| # of Persons per HH  | 2.8       | 2.2       | 2.3      |
| Average HH Income    | \$57,622  | \$50,119  | \$52,156 |
| Average House Value  | \$117,293 | \$103,118 | \$94,852 |

\* Demographic data derived from 2020 ACS - US Census



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