

WAYNE STREET MEDICAL CAMPUS

921 Wayne Street
Olean, NY 14760



MEDICAL OFFICE FOR LEASE



Brian Donovan
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www.donovanres.com
NY #10491202934



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PROPERTY DESCRIPTION

28,000 SF, multi-building medical office complex with multiple spaces available for lease. Curb cuts on both Wayne Street and Reed Street provide for easy access for patients and employees. There are four buildings on the lot, with plenty of parking. The complex has great visibility from Wayne Street and pylon signage as well as building signage available for tenants.

LOCATION DESCRIPTION

Located on east side of Olean trade area, just one mile or a four minute drive from Olean General Hospital and two and a half miles from St. Bonaventure University. This complex is less than a mile from I-86 on/off ramps for easy access to rest of Southern Tier, making this location appealing to a larger number of patients who are seeking care.

PROPERTY HIGHLIGHTS

- Pylon signage
- Building signage
- Just a four minute drive from Olean General Hospital
- Multiple curb cuts for easy access
- One mile from I-86 on/off ramps



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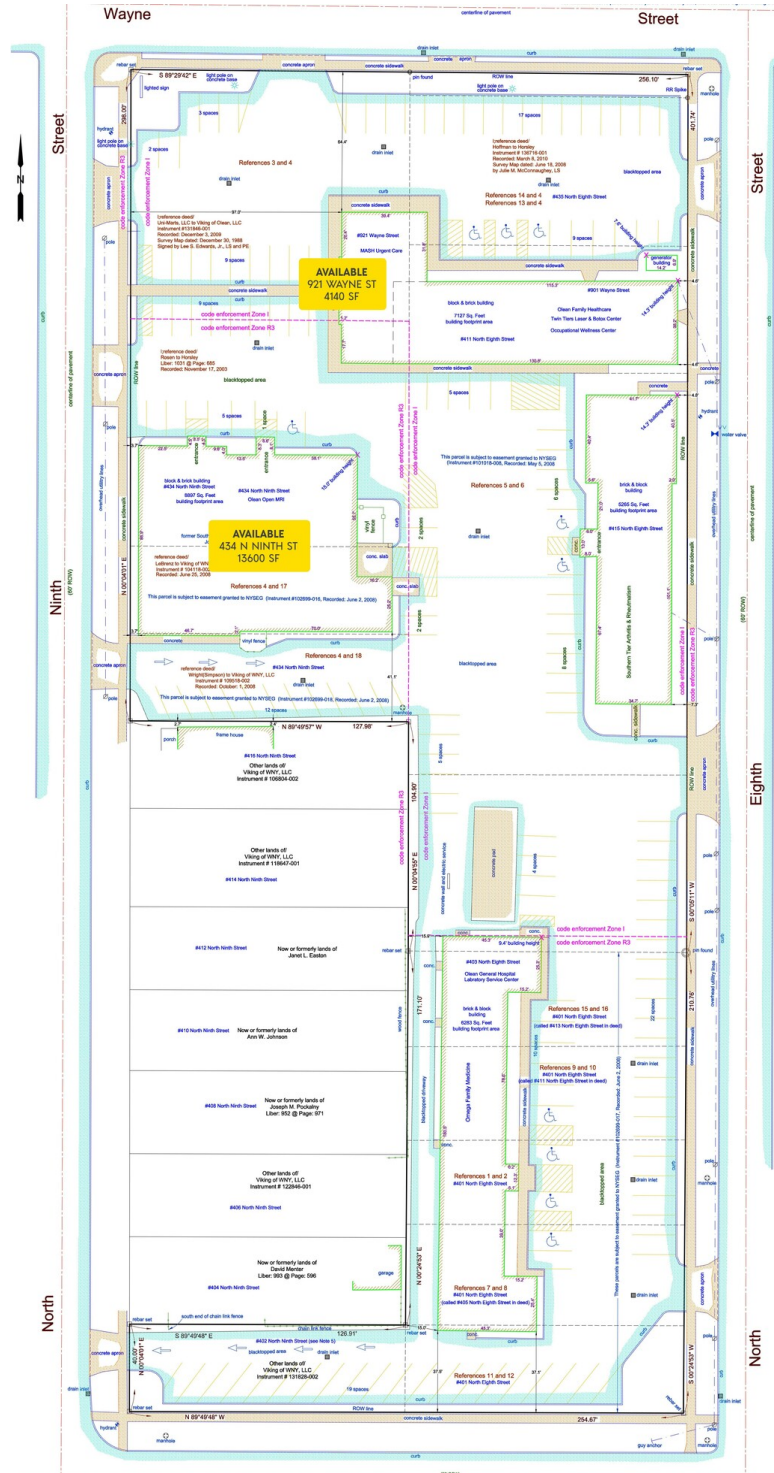


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,140 - 13,600 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
921 Wayne St	Available	4,140 SF	NNN	Negotiable	-
434 Ninth St N	Available	13,600 SF	NNN	Negotiable	-



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2022 Estimated Population	8,965	14,611	19,478	21,214
2027 Projected Population	8,636	14,094	18,845	20,524
2020 Census Population	9,030	14,752	19,608	21,360
2010 Census Population	9,388	15,302	20,467	22,325
2022 Median Age	38.5	40.2	39.4	40.1
Households				
2022 Estimated Households	4,001	6,443	8,044	8,792
2027 Projected Households	3,793	6,120	7,648	8,362
2020 Census Households	4,058	6,541	8,142	8,897
2010 Census Households	4,219	6,751	8,363	9,123
Race and Ethnicity				
2022 Estimated White	83.7%	84.3%	80.1%	81.0%
2022 Estimated Black or African American	3.1%	2.9%	2.4%	2.3%
2022 Estimated Asian or Pacific Islander	1.7%	2.4%	8.3%	7.6%
2022 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%	0.6%
2022 Estimated Other Races	10.9%	9.7%	8.7%	8.5%
2022 Estimated Hispanic	4.8%	4.5%	4.3%	4.2%
Income				
2022 Estimated Average Household Income	\$55,672	\$62,938	\$67,467	\$69,272
2022 Estimated Median Household Income	\$44,204	\$49,976	\$52,413	\$53,528
2022 Estimated Per Capita Income	\$25,175	\$28,109	\$28,505	\$29,309
Education (Age 25+)				
2022 Estimated High School Graduate	34.8%	33.0%	32.5%	32.7%
2022 Estimated Some College	17.4%	15.1%	15.6%	15.4%
2022 Estimated Associates Degree Only	14.1%	15.2%	14.8%	15.0%
2022 Estimated Bachelors Degree Only	11.0%	12.7%	13.4%	13.4%
2022 Estimated Graduate Degree	10.8%	13.4%	13.8%	14.0%
2022 Estimated College Educated	53.3%	56.4%	57.6%	57.8%
Business				
2022 Estimated Total Businesses	466	678	800	839
2022 Estimated Total Employees	6,356	10,720	12,197	12,853
2022 Estimated Employee Population per Business	13.6	15.8	15.3	15.3
2022 Estimated Residential Population per Business	19.2	21.5	24.4	25.3



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