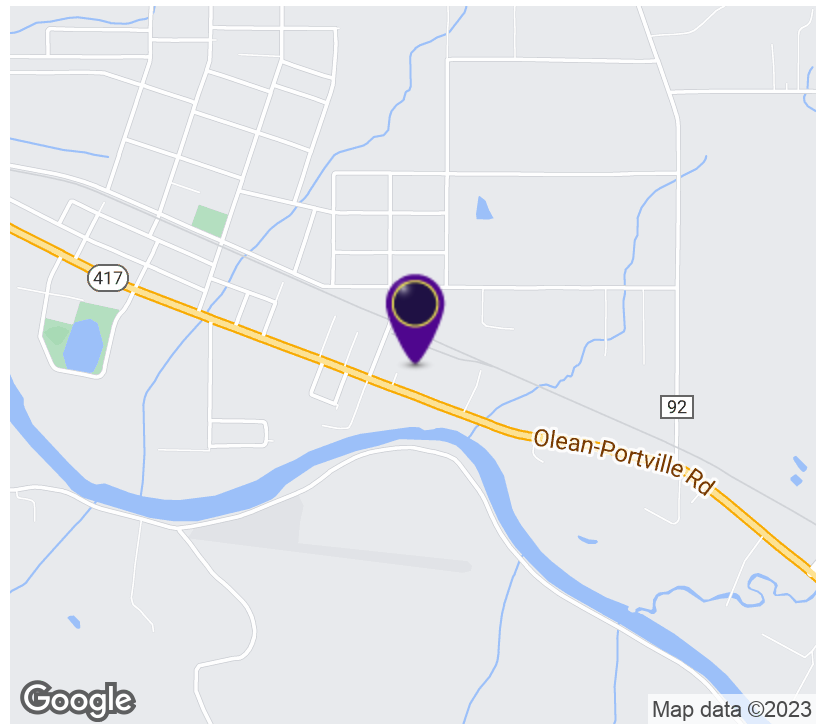


10.55+/- Acres of Vacant Land

1401 East State Street, Olean, NY 14760



OFFERING SUMMARY

Sale Price: Call for More Details

Available SF: 10.55 Acres

Lease Rate: Call for More Details

Lot Size: 10.55 Acres

PROPERTY OVERVIEW

For Sale and Lease 10.55+/- acres of vacant land available at former Dal Tile Plant in Olean. Site Improvements include Asphalt, paved parking areas, curbing, signage, landscaping, yard lighting and drainage. Level at street grade. Property has frontage on several area streets, including frontage on both the north and south sides of East State Street. City water and sewer available, NYSEG Gas and Electric available. Access to WNY Pennsylvania Railroad. Ideal for: manufacturing, distribution center, oil and gas industry, warehousing, and storage.

LOCATION OVERVIEW

Located along a highly trafficked east/west main road on the north side of East State Street, at the eastern portion of the City of Olean. Strategically situated with excellent access to exit 17 of the southern tier expressway (I-86). Central to all of Western New York, Northern Pennsylvania and Southern Ontario, Canada. Within a day's drive of 75% of North America's population

PROPERTY HIGHLIGHTS

- 10.55+/- Acres
- High Visibility
- High Traffic Thoroughfare
- Build to Suit Development Site
- High Traffic Volume
- All Utilities Available
- Corner Location



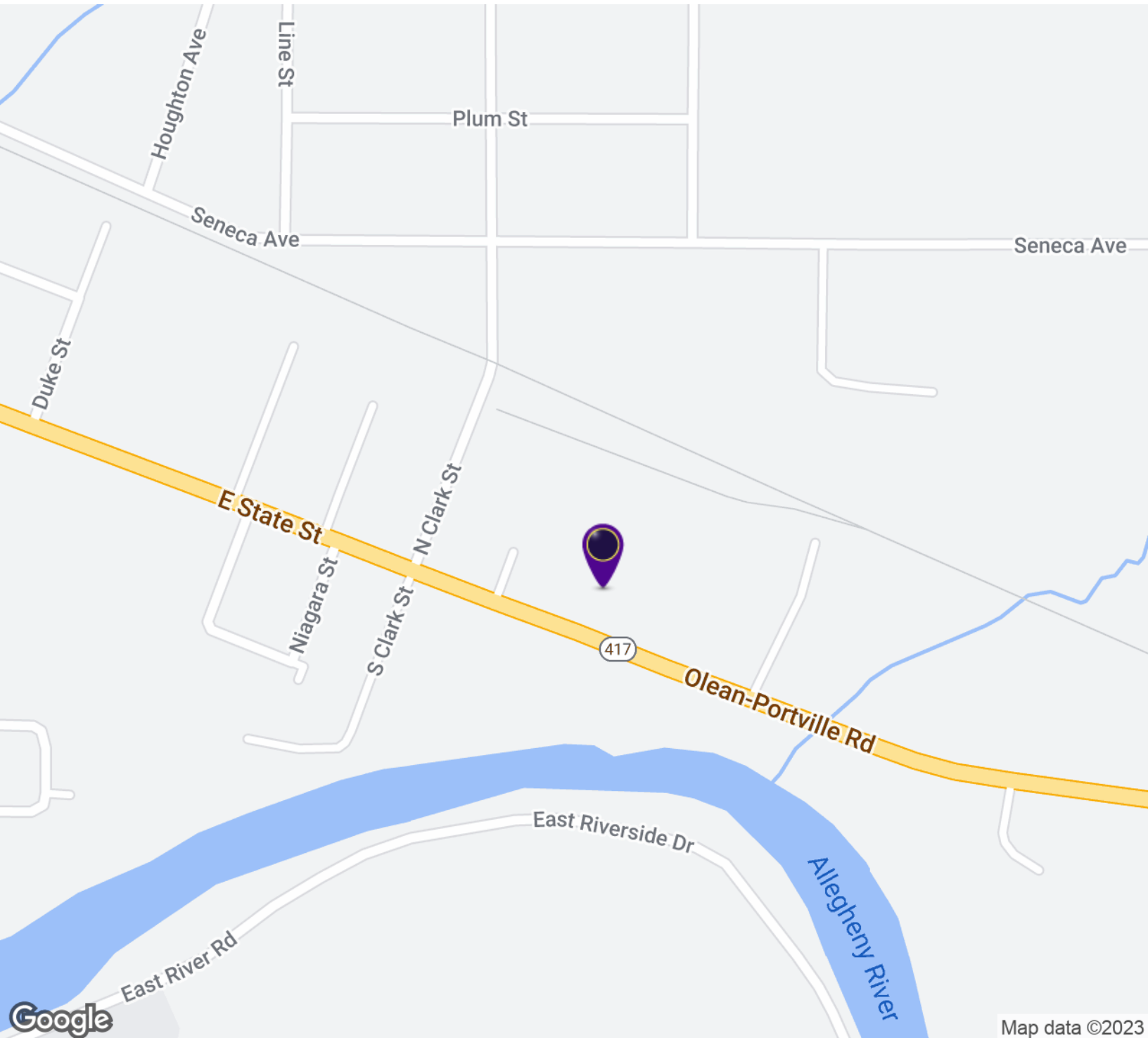
RICK RECCKIO
716.998.4422
rick@recckio.com

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

LOCATION MAP

10.55+/- Acres of Vacant Land

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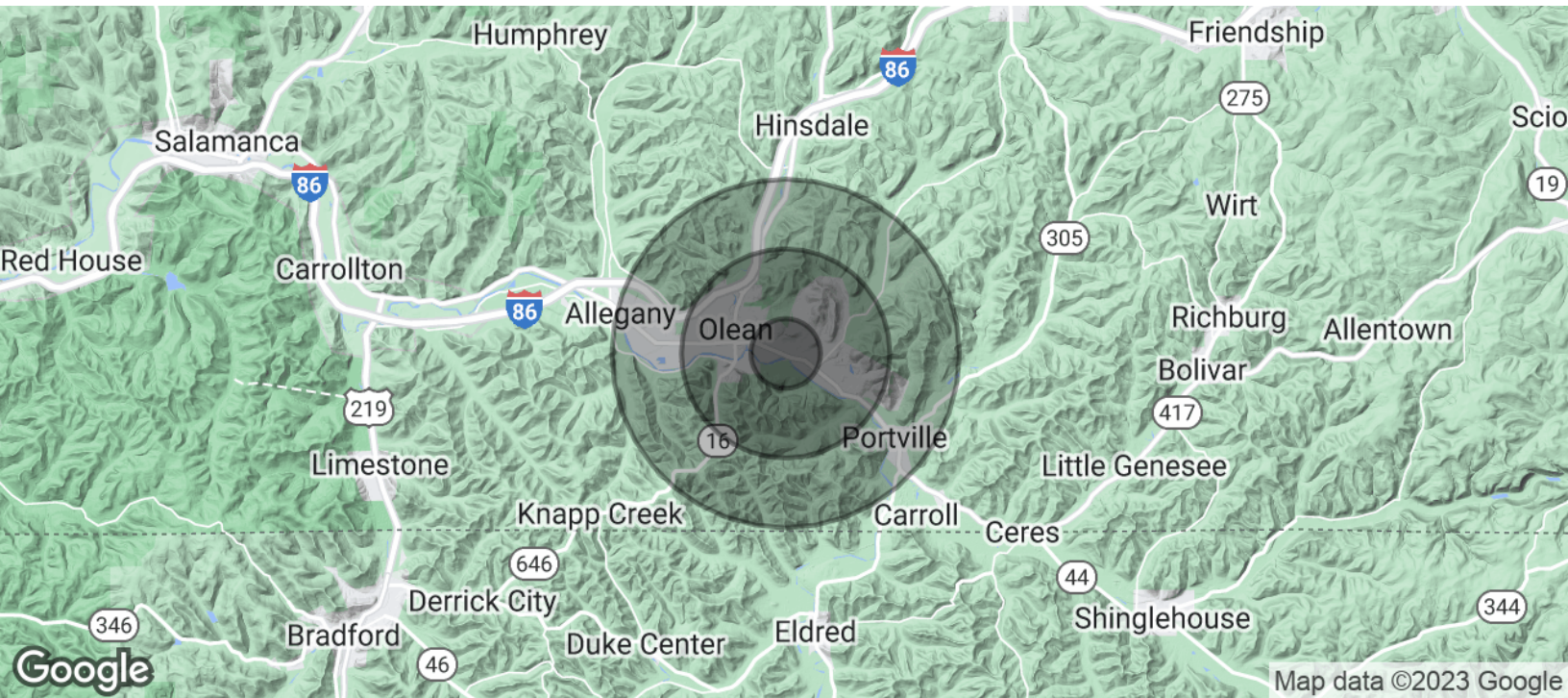


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,338	15,165	22,533
Average Age	41.5	38.8	40.1
Average Age (Male)	45.9	40.9	41.1
Average Age (Female)	43.0	40.5	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,183	7,596	10,711
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$72,936	\$53,800	\$56,914
Average House Value	\$73,357	\$75,915	\$87,422

* Demographic data derived from 2020 ACS - US Census



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