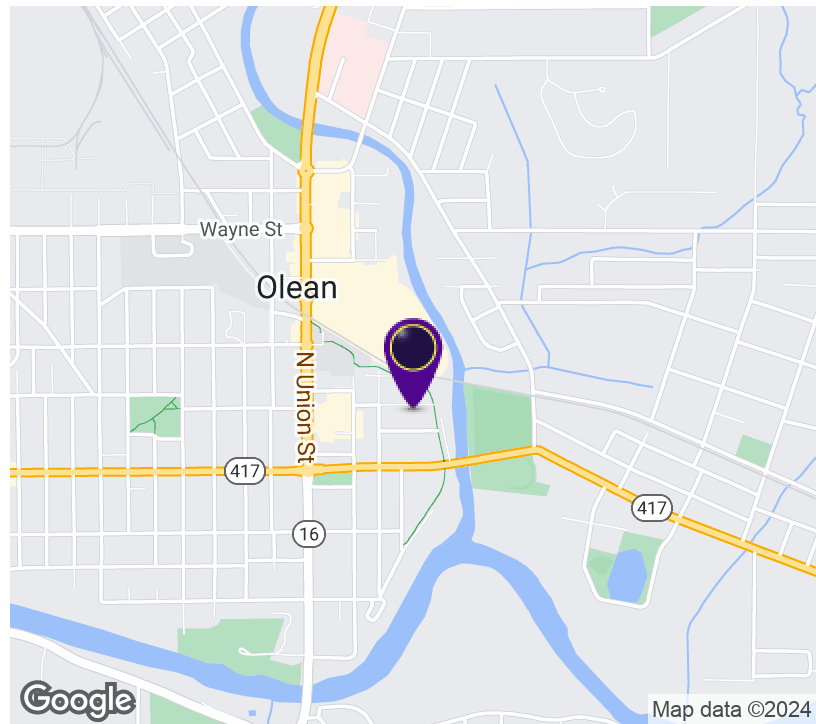


For Lease Or Built-To-Suit Out Parcels

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

Also available are two out parcels next to 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

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

Out Parcels - Olean Center Mall

400 North Union Street, Olean, NY 14760



ADDITIONAL PHOTOS

Out Parcels - Olean Center Mall

400 North Union Street, Olean, NY 14760



Caption 1



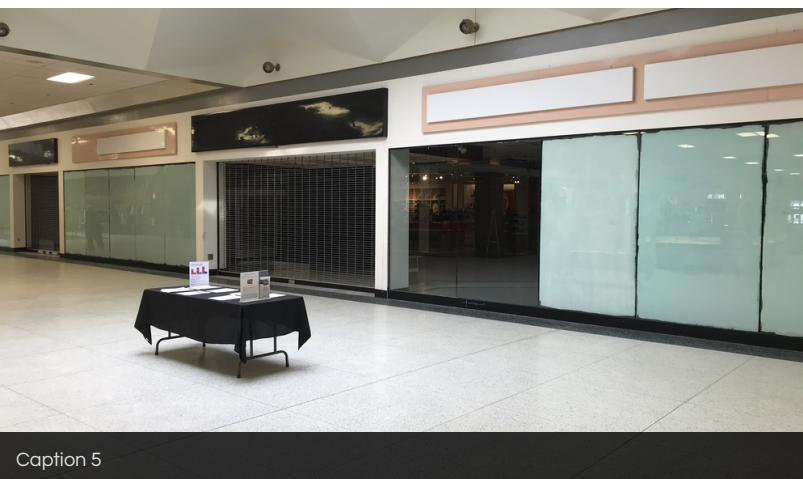
Caption 2



Caption 3



Caption 4



Caption 5



Caption 6

ADDITIONAL PHOTOS

Out Parcels - Olean Center Mall

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Out Parcels - Olean Center Mall

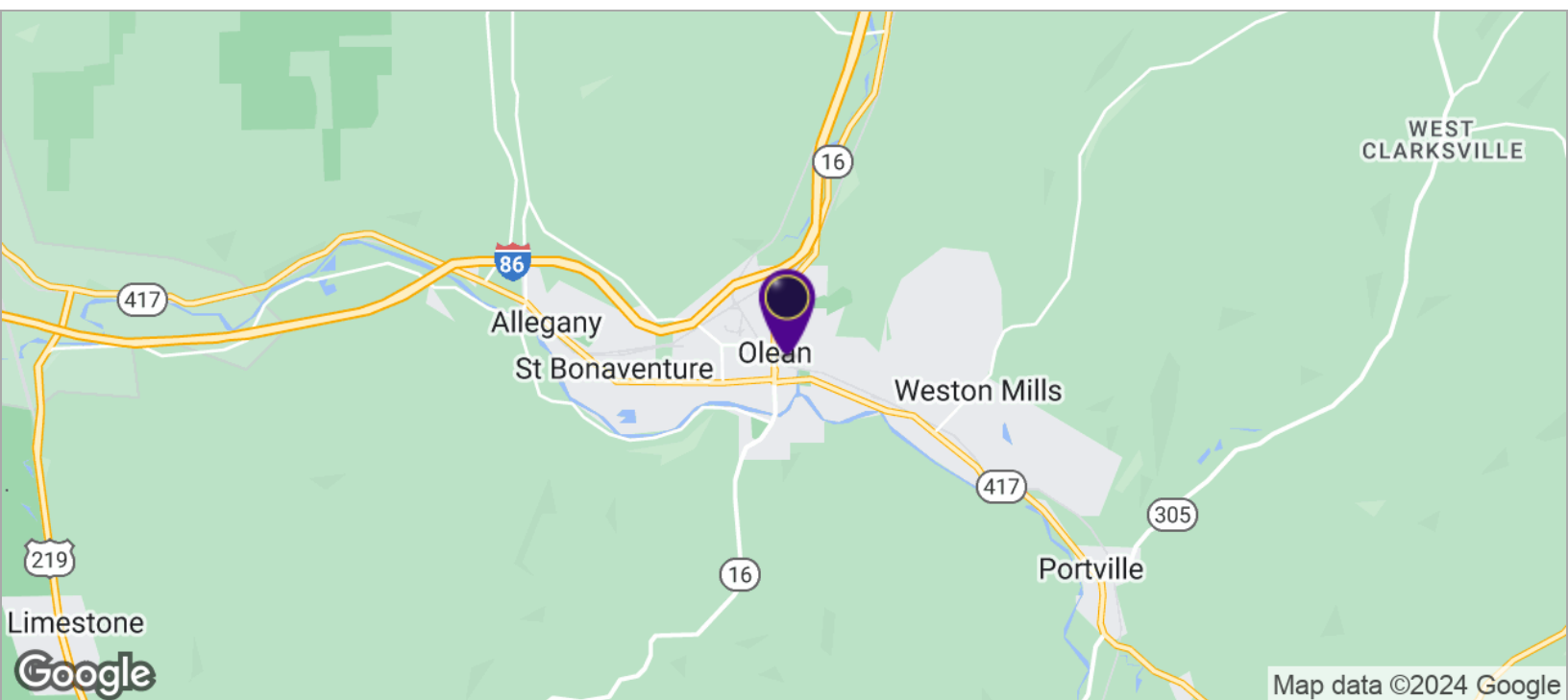
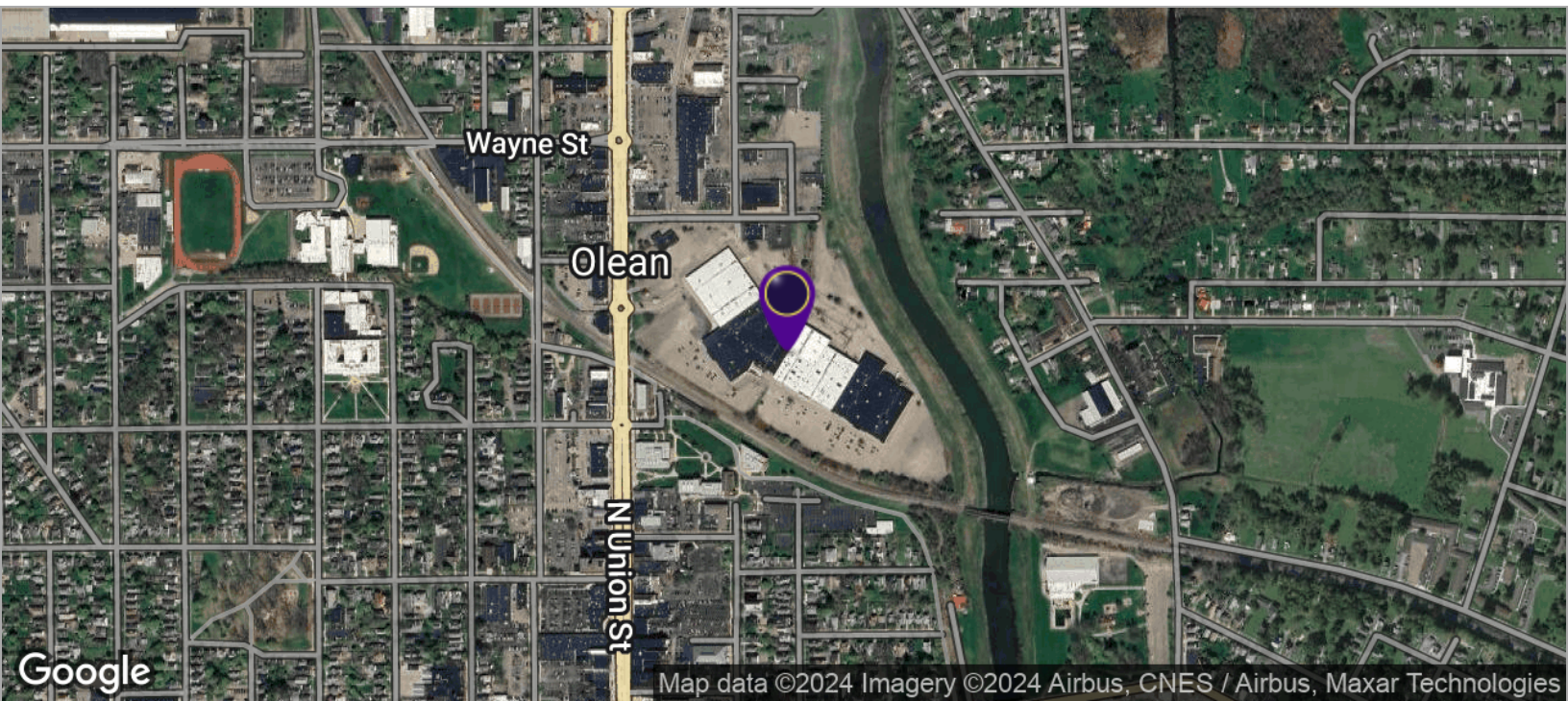
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Out Parcels - Olean Center Mall

400 North Union Street, Olean, NY 14760

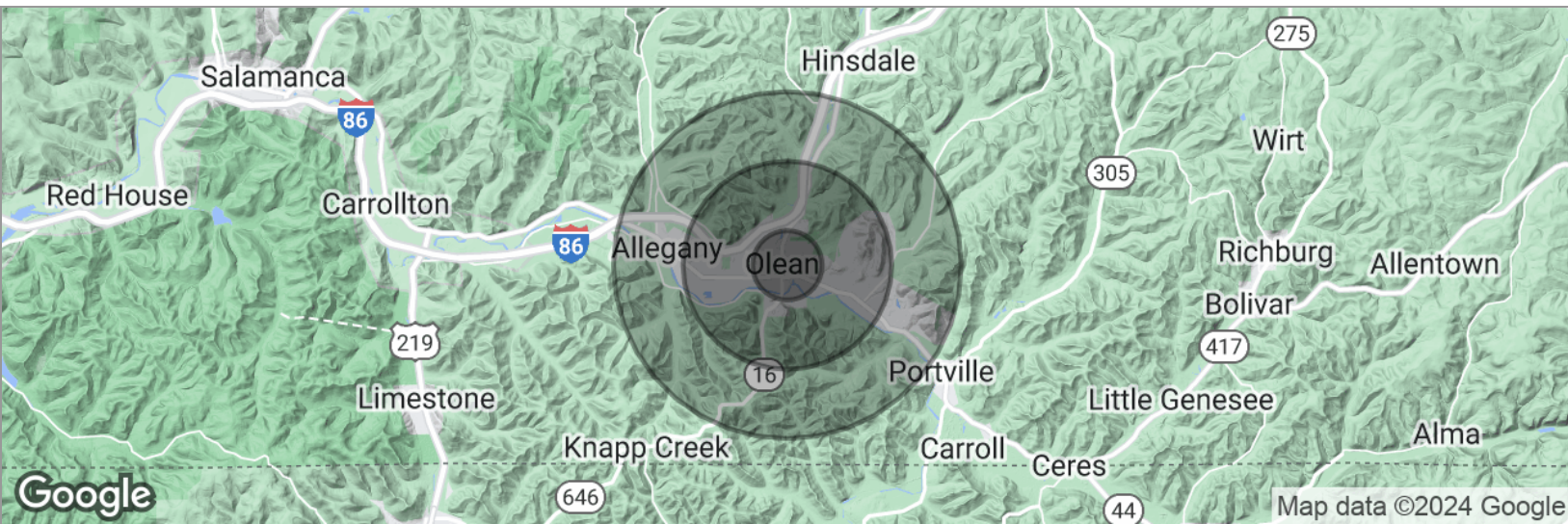


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Out Parcels - Olean Center Mall

400 North Union Street, Olean, NY 14760



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,501	21,162	24,169
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	3,632	9,656	10,911
# of persons per HH	2.1	2.2	2.2
Average HH income	\$46,584	\$49,633	\$50,560
Average house value		\$96,828	\$95,254
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.6%	1.6%	1.5%
RACE (%)			
White	90.3%	92.8%	93.4%
Black	5.8%	4.0%	3.6%
Asian	0.5%	0.6%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.3%	0.6%	0.6%
Other	0.0%	0.1%	0.1%

** Demographic data derived from 2020 ACS - US Census*