DLC
MANAGEMENT CORP.

Walmart Plaza - Olean

3142 W State St
Olean, NY 14760

Metro Area: Buffalo–Niagara Falls, NY

Center Type: Community

GLA: 353,326

LEASING CONTACT

Brooke Stevens

P. 914.304.5671

C. 419.560.2304

F. 914.631.6533

E. bstevens@dlcmgmt.com

PROPERTY HIGHLIGHTS

- Dominant shopping center in the Olean market.
- Located near St. Bonaventure University, which has enrollment of about 2,500 students.
- Features excellent visibility and access from I-86 and New York State Route 417 via two signalized entrances.

MAJOR TENANTS

Walmart   BJ's   amc   OLD NAVY

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	2,688	18,782	23,397
HOUSEHOLDS	705	7,890	9,905
AVG HH INCOME	$62,903	$61,980	$64,779

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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

AVAILABLE SPACES

2	2,960 SF
7	3,080 SF

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OLD NAVY · SALLY BEAUTY · SUPERCUTS · PET SUPPLIES PLUS · OLYMPIA Sports · maurices · SHOE DEPT. · Z ZOOM TAN · GameStop · GNC · Walmart · verizon✓ · AMC · THE HOME DEPOT · WATER DETENTION BASIN · BJ's

CONSTITUTION AVE

W STATE ST (RTE 417)

INDEPENDENCE DR

CURRENT TENANTS

#	Tenant	SF	#	Tenant	SF	#	Tenant	SF
1	Old Navy	12,000 SF	5-6	Pet Supplies Plus	6,050 SF	11	Olympia Sports	3,839 SF
3	Shoe Dept.	5,220 SF	8	Maurices	5,293 SF	12	Walmart	199,376 SF
3A	GameStop	1,980 SF	8A	Tip-Top Nails	2,407 SF	15	AMC Theatres	24,000 SF
3B	Sally Beauty Supply	2,040 SF	9	GNC	1,788 SF	16	BJ's Wholesale Club	71,760 SF
4	Supercuts	2,585 SF	10	Zoom Tan	4,400 SF	18	Verizon Wireless	4,548 SF