

UP TO 54,788 SQ.FT. RETAIL SPACE FOR LEASE

SOUTHERN TIER / OLEAN, NY RETAIL TRADE AREA

BUILDING FEATURES	
GLA	118,281 ± Sq. Ft.
Availability	• 4,886sf and 54,788sf End Caps • Pad Site Available
Lot Size	11.62 ± Acres



Property Highlights

- Main & Main Trade Area Location at Traffic Signal
- Pylon Signage
- Less than 2.5 Miles from I-86 Expressway
- Minutes from Downtown Olean and Saint Bonaventure University
- Approximately 11 Miles to the Pennsylvania State Border via Route 16
- Co-Tenants: Marshalls and Ollie's Bargain Outlet
- Nearby Retailers Include: Walmart Supercenter, The Home Depot, BJ's Wholesale Club, Tops Markets, AMC Theaters, Aldi, Old Navy, Staples, JoAnn Fabrics, Tractor Supply Company



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	19,462	23,545	36,293
Avg Household Income	\$61,850	\$63,774	\$65,459

TRAFFIC COUNT	
W State Street	16,544 AADT

Owned and Operated By



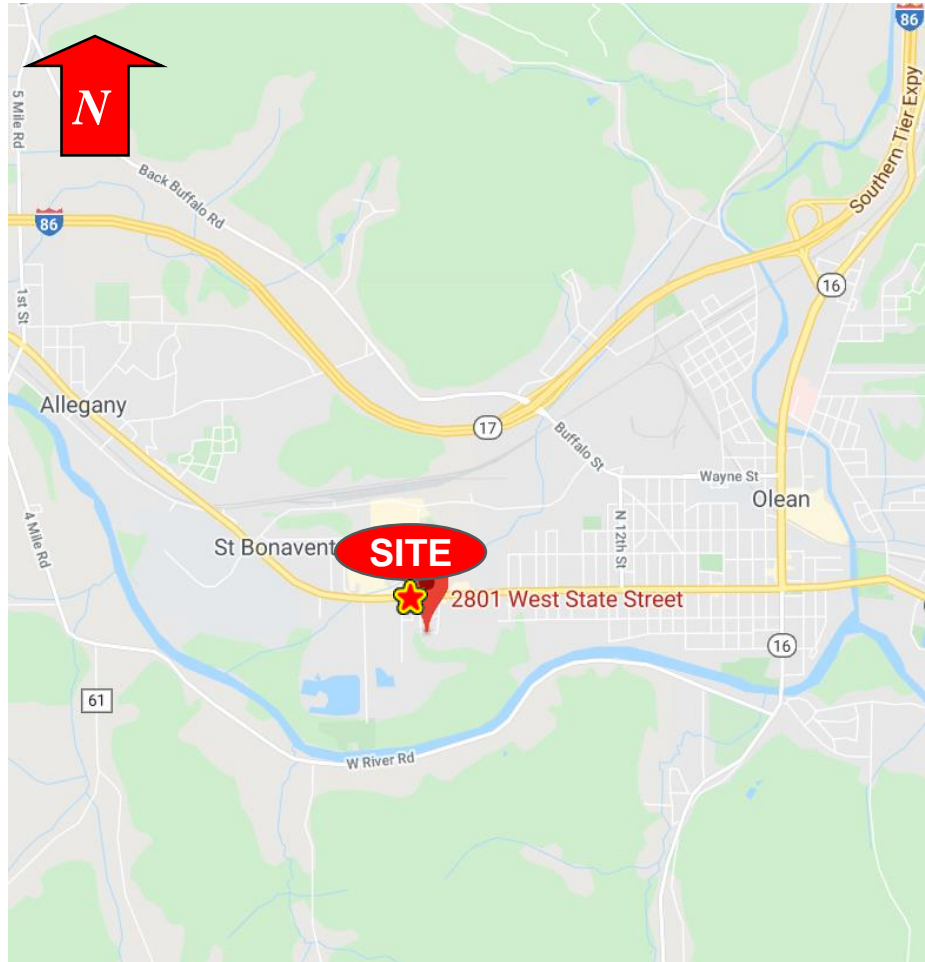
seritage.com

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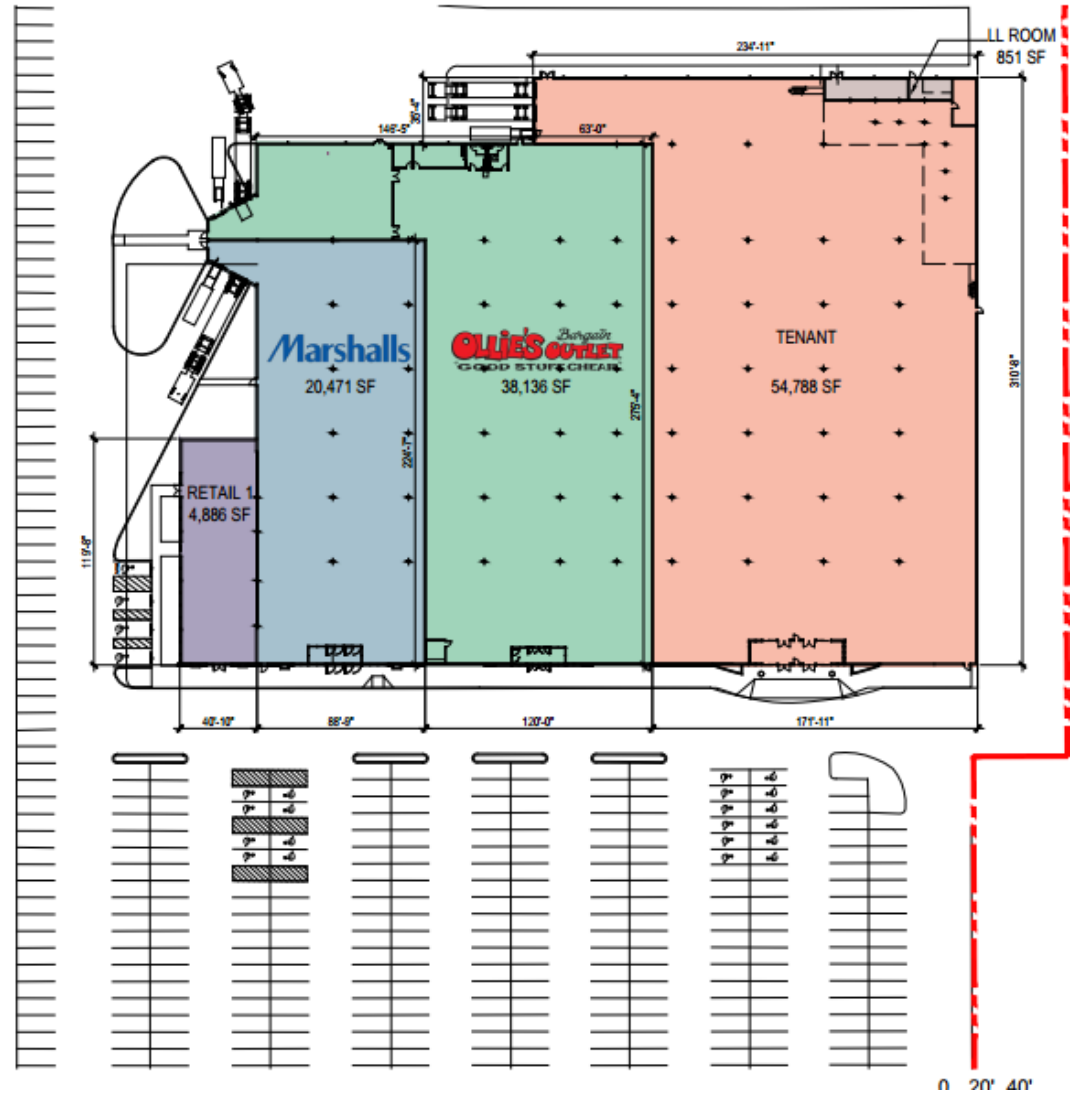
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RETAIL FOR LEASE
2801 W State Street
 Olean, New York



Location Map



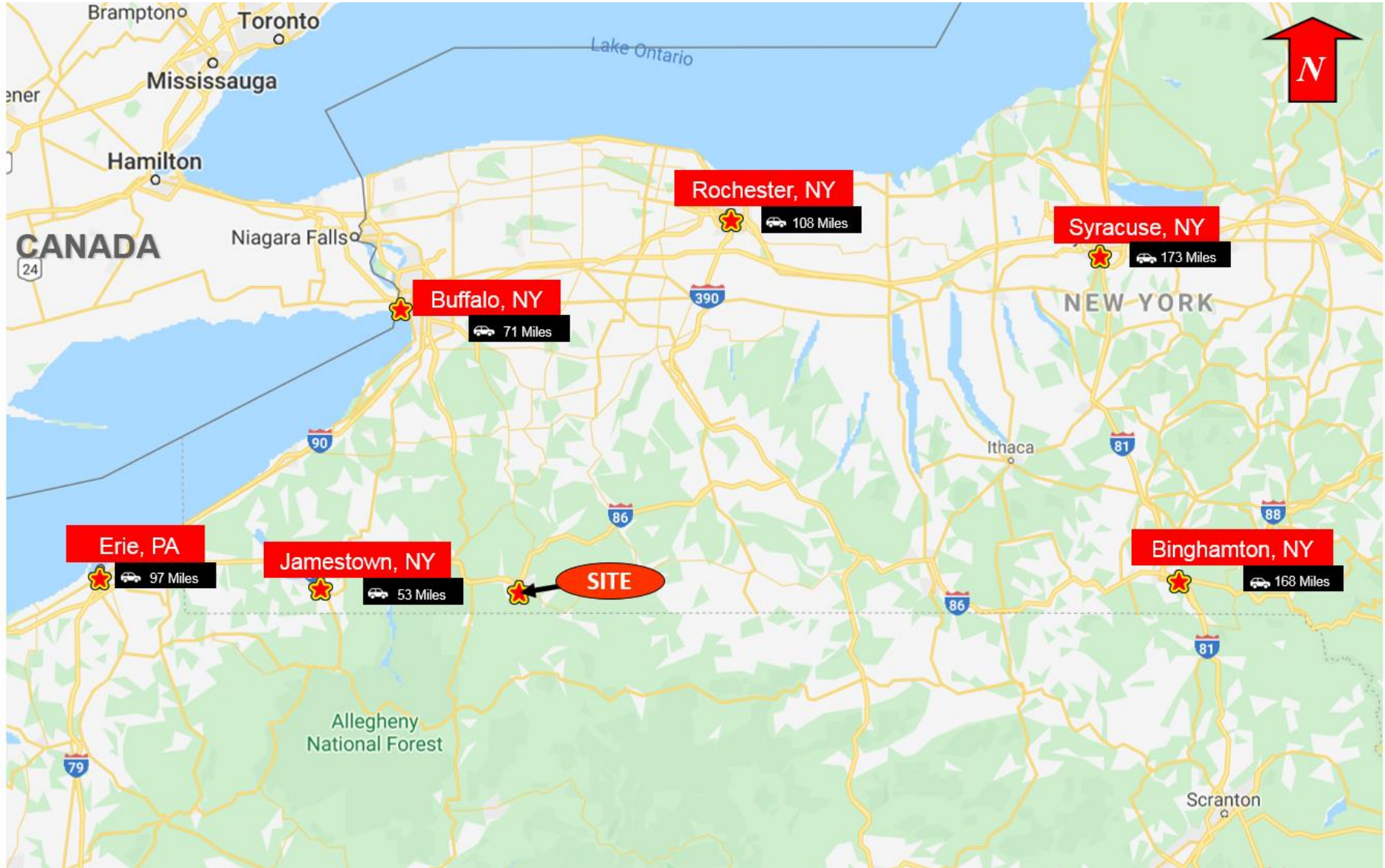
Leasing Plan

RETAIL FOR LEASE
2801 W State Street
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Retail Aerial

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Retail Market Proximity Map