



4,800 SF Retail Suite

2801 W State St, Olean, NY 14760



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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OWNED & OPERATED BY:



FOR LEASE | 4,800 SF Retail Suite

2801 W State St, Olean, NY 14760



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	117,946 SF
Available SF:	4,800 SF
Lot Size:	11.62 Acres
Number of Units:	4
Year Built:	1994
Renovated:	2022
Zoning:	GC-General Commercial
Market:	Olean
Submarket:	City of Olean
Traffic Count:	16,307

PROPERTY OVERVIEW

Prime retail space is available in a bustling neighborhood plaza anchored by Marshalls, Ollie's Bargain Outlet, and Hobby Lobby. This 4,800 SF suite features an open floor plan with soaring 20-foot ceilings, delivered in a vanilla shell finish, and is ready for your vision.

With prominent building signage, pylon signage opportunities, and a massive 590-car parking lot, this space offers unparalleled visibility, convenience, and traffic light access. The plaza attracts over 830,000 annual visits and benefits from a 16,307 AADT on W State Street.

This high-traffic location is right off I-86, near major employers such as Cutco Corp, Dresser-Rand, St. Bonaventure University, and BOCES, which have over 2,700 employees combined. The surrounding area boasts national retailers like Walmart Supercenter and Home Depot and popular restaurant chains, making this plaza a go-to destination for shoppers and diners.

Position your business for success in this dynamic retail environment. Contact us today to learn more or schedule a tour!

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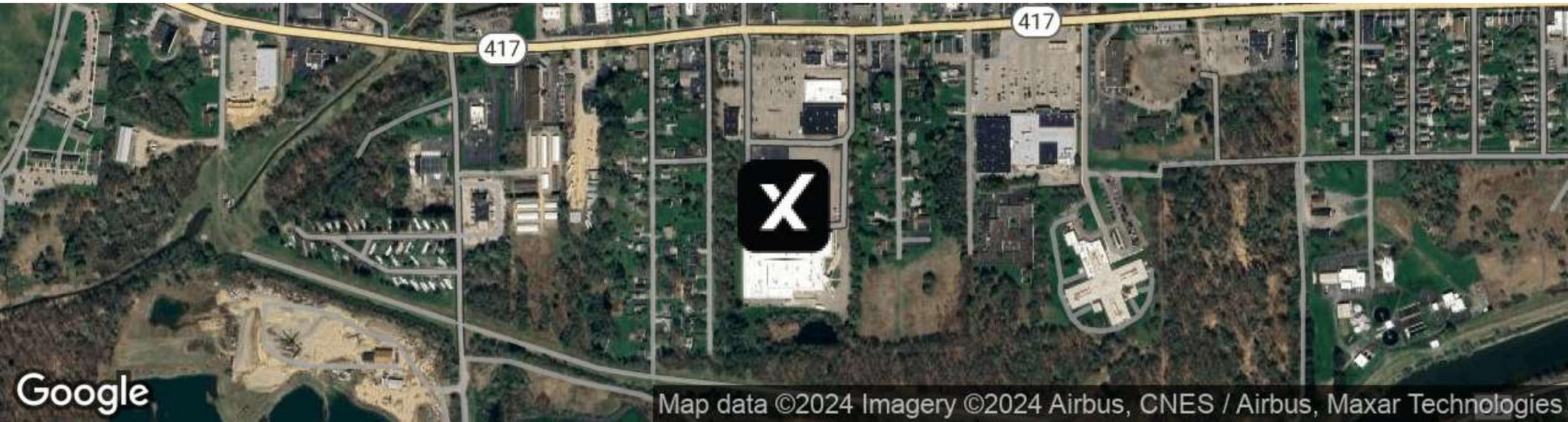
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PROPERTY HIGHLIGHTS

- High Foot Traffic Plaza
- 40' of Retail Frontage
- Strong Co-Tenants
- Large Building Signage
- Pylon Signage
- High Ceilings
- Abundant Natural Light

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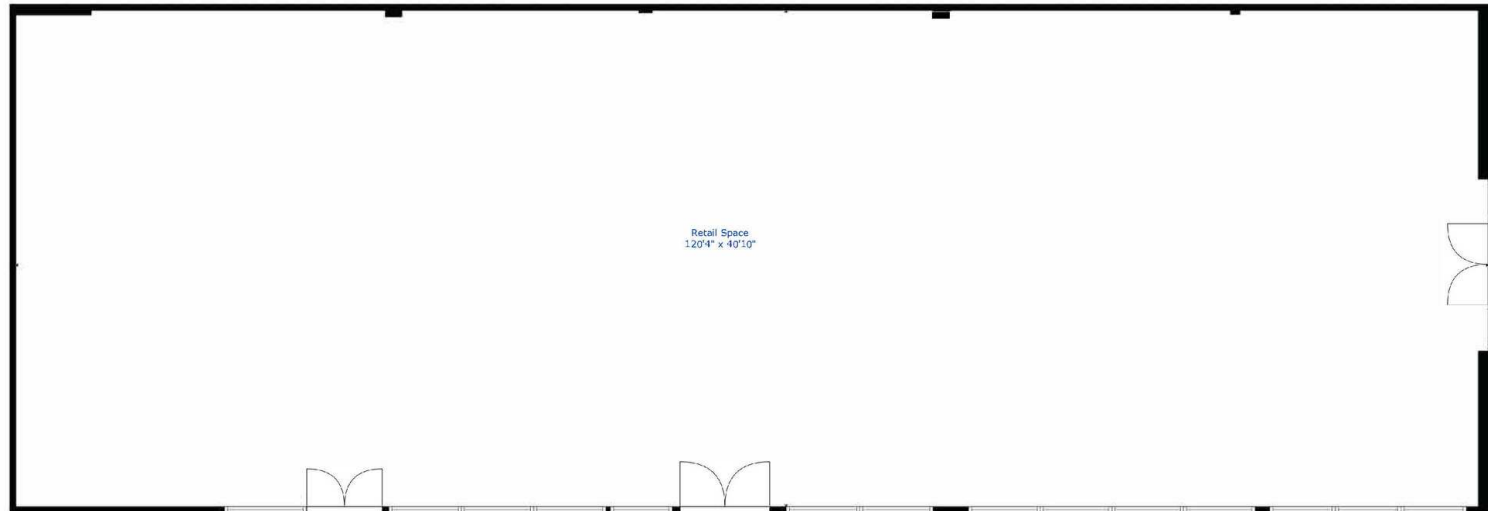
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VIDEO TOUR



FLOOR AREA : 4,800 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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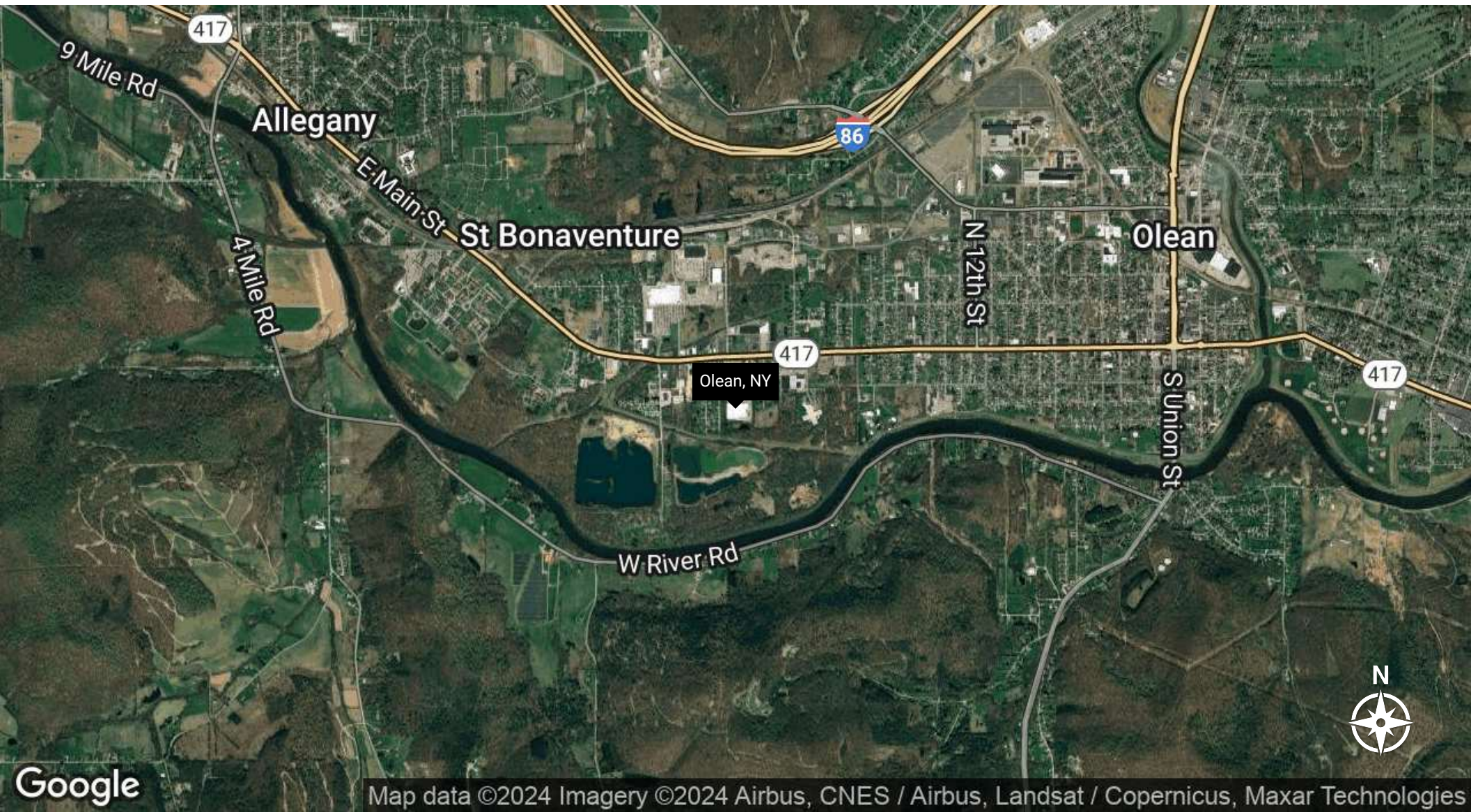
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Google

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TRAFFIC COUNT

Traffic Count	16,307
Traffic Count Street	W State Street

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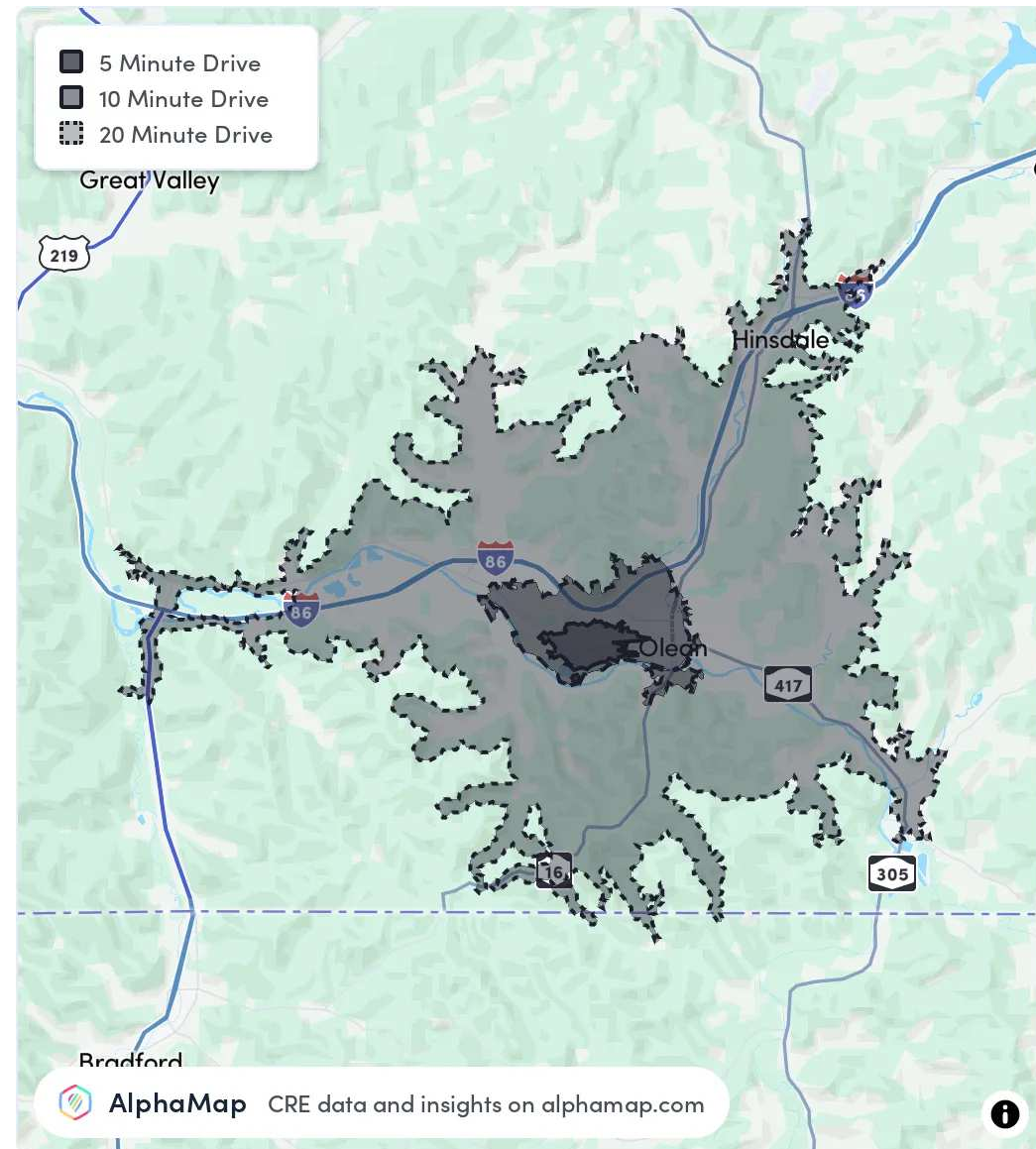
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POPULATION	5 MINUTES	10 MINUTES	20 MINUTES
Total Population	1,816	12,981	24,437
Average Age	41	40	42
Average Age (Male)	38	38	40
Average Age (Female)	44	42	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	20 MINUTES
Total Households	706	5,339	10,258
Persons per HH	2.6	2.4	2.4
Average HH Income	\$67,756	\$61,734	\$73,364
Average House Value	\$127,445	\$126,665	\$144,426
Per Capita Income	\$26,060	\$25,722	\$30,568

Map and demographics data derived from AlphaMap



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