

Prime Retail Building + Adjacent Parking Lot in the Heart of Olean's Commercial Corridor
 265 North Union Street, Olean, NY 14760



OFFERING SUMMARY

Sale Price:	Call for Details
Available SF:	11,399 SF
Lease Rate:	Call for Details
Lot Size:	1.44 Acres
Year Built:	1999
Building Size:	11,399 SF
Zoning:	City Center Use District

PROPERTY OVERVIEW

An outstanding opportunity to acquire a highly visible retail building with drive-thru at 265 N. Union Street, paired with the adjacent 0.28-acre commercial parking lot at 269 N. Union Street. Together, these properties create a flexible, high-traffic commercial footprint ideal for retail, medical, service, redevelopment, or mixed-use concepts in Olean's primary business district. Former national drugstore with existing high-quality infrastructure. Strategic hard-corner location across from Jamestown Community College – Cattaraugus Campus.

LOCATION OVERVIEW

Located in Olean's central commercial district—the city's primary retail and service hub. Near major retailers, CVS, Dollar General, Beef and Barrel restaurant, Tim Hortons, Wendy's, Subway, Olean Center Mall.

PROPERTY HIGHLIGHTS

- National or regional retail
- Medical or urgent care
- Restaurant with drive-thru
- Multi-tenant conversion
- Redevelopment / new construction
- Mixed-use with on-site parking



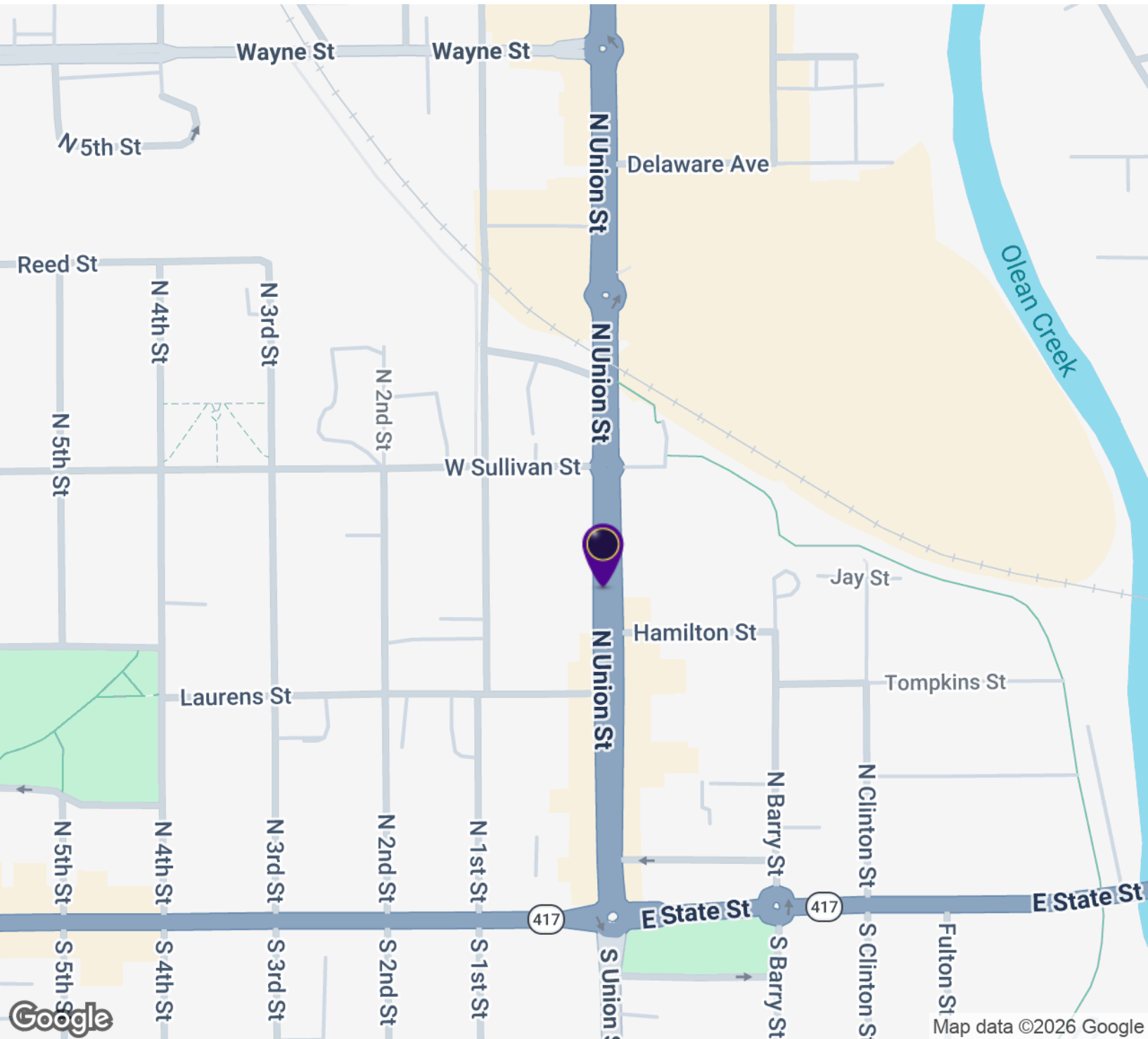
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LOCATION MAP

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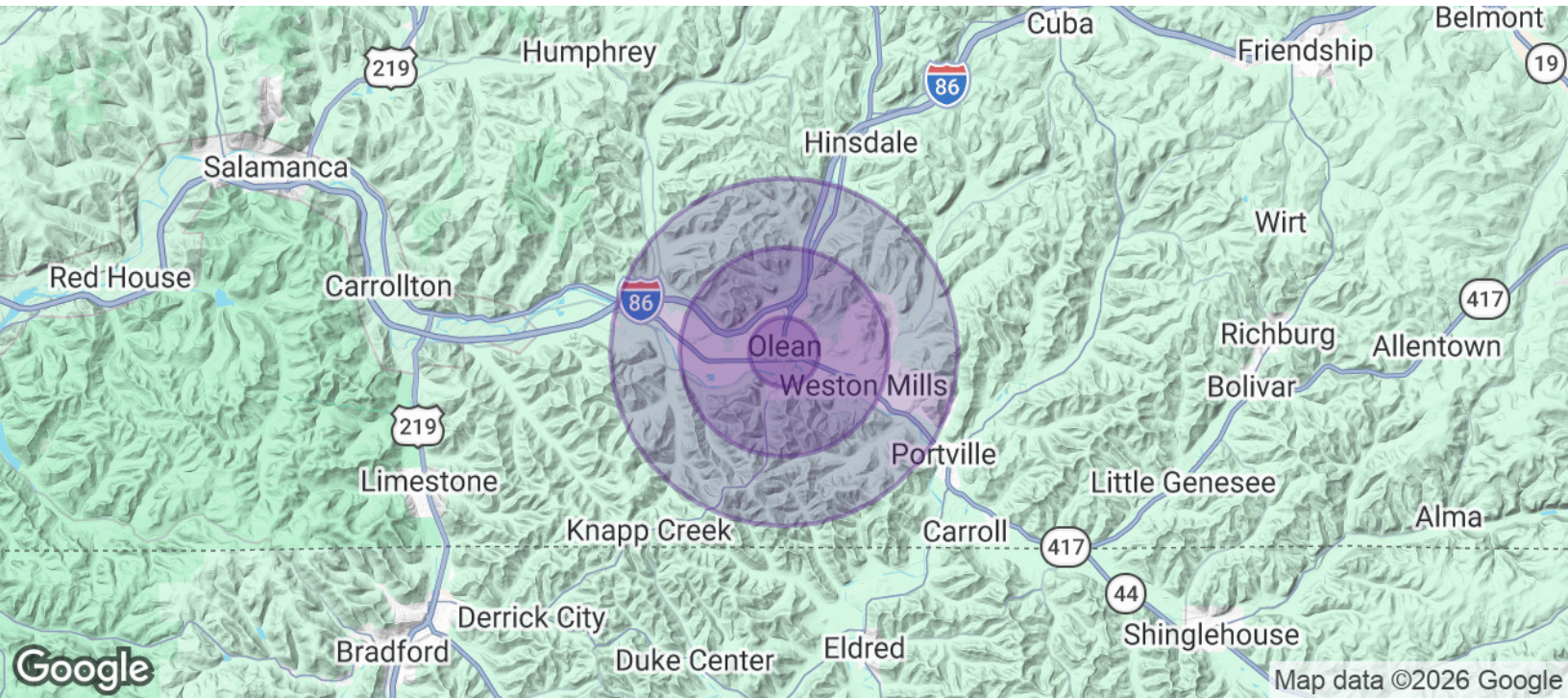
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,883	17,761	22,742
Average Age	41	41	42
Average Age (Male)	39	39	40
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,544	7,560	9,541
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$62,872	\$69,668	\$72,964
Average House Value	\$120,569	\$135,640	\$143,656

Demographics data derived from AlphaMap



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