

2.61+/- Acres Buildable Vacant Land

133 Independence Dr, Olean, NY 14760



OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	2.61 Acres
Zoning:	Commercial
Price / SF:	\$4.40

PROPERTY OVERVIEW

This 2.61+/- Acres of vacant land located at 133 Independence Drive in Olean, NY, is part of a thriving business center anchored by a top-performing Walmart Supercenter. As one of the top 5% performing Walmart locations, this store generates significant foot traffic, with estimated annual sales nearing \$200 million. Walmart's lease extends through 2031, with an additional 10-year renewal option, ensuring long-term stability. The 2,000 parking spaces surrounding Walmart are frequently full, even on weekdays, highlighting the center's popularity. The Walmart Supercenter Plaza boasts an impressive lineup of national tenants, including Home Depot, BJ's Wholesale Club with gas, AMC Theaters, Old Navy, Verizon, Bath & Body Works, GNC, Maurices, SuperCuts, Spectrum, GameStop, Pet Supplies Plus, Sally Beauty, Shoe Show, and Zoom Tan. These tenants have extended their leases to align closely with Walmart's lease expiration, demonstrating their commitment to the location. Additional features include multiple large pylon signs, offering excellent visibility for new tenants or owners. The center benefits from its proximity to St. Bonaventure University, located less than half a mile away, which provides a steady stream of potential customers. The existing infrastructure, including sewer, water, roadways, and power, is already in place, allowing new owners to focus on obtaining permits and building. The current operator of the business center, excluding Home Depot, provides comprehensive management services, including snow plowing, landscaping, parking maintenance, cleaning, lighting maintenance, and pylon sign upkeep. This ensures a hassle-free experience for new owners, who can benefit from the established management structure. This property represents a rare opportunity to invest in a high-performing commercial hub with a proven track record of success.



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LOCATION DESCRIPTION

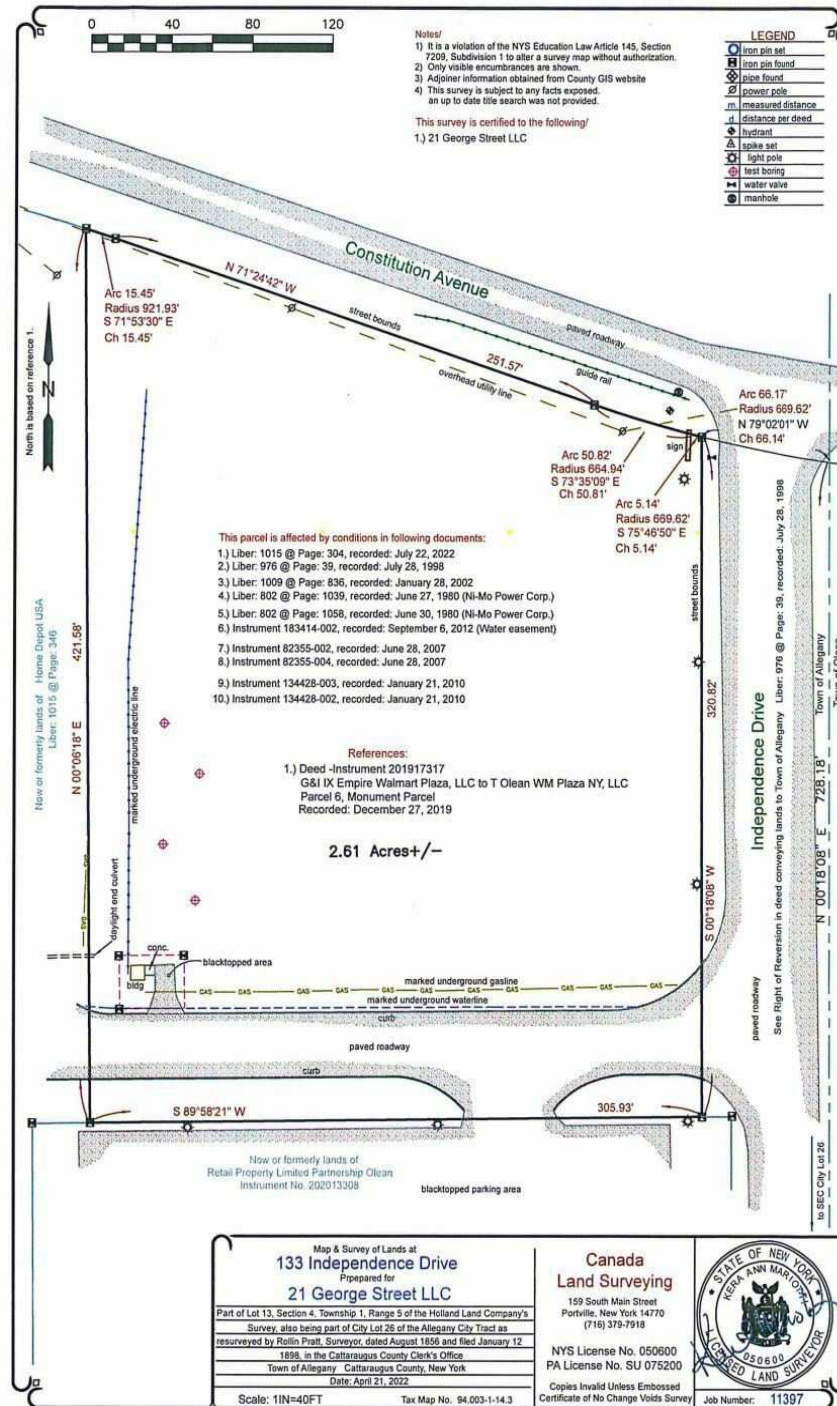
Olean is located in New York's Southern Tier along I-86, is known for its vibrant community and economic activity. The town is home to St. Bonaventure University and the Cutco corporate headquarters, which employs over 600 people. Just minutes from the university lies Walmart Plaza, a bustling Community Center retail space that serves as the leading shopping destination in the area. The surrounding retail landscape features prominent names such as ALDI, Tops, McDonald's, Marshalls, Ollie's Bargain Outlet, JoAnn Fabrics, Applebee's, and Harbor Freight, adding to the region's dynamic commercial environment.

PROPERTY HIGHLIGHTS

- 2.61 +/- Acres of Buildable Vacant Land
- Located within the Walmart Supercenter Plaza
- Excellent Location
- Zoned for commercial use
- Strong infrastructure in place
- Additional 3.71 +/- Acres Vacant Land available for sale
- Over 16,000 AADT on W. State Street

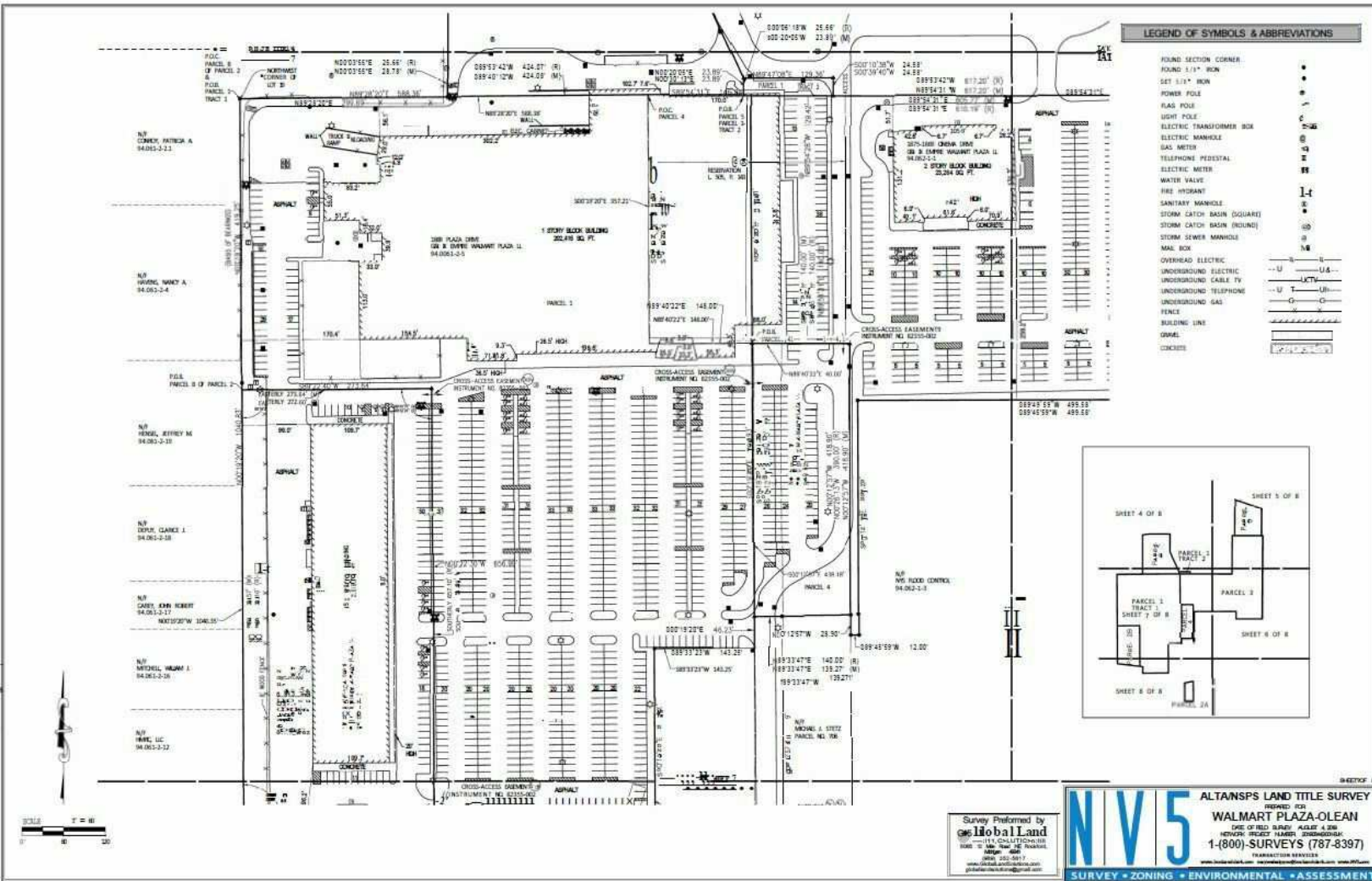
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ADDITIONAL PHOTOS

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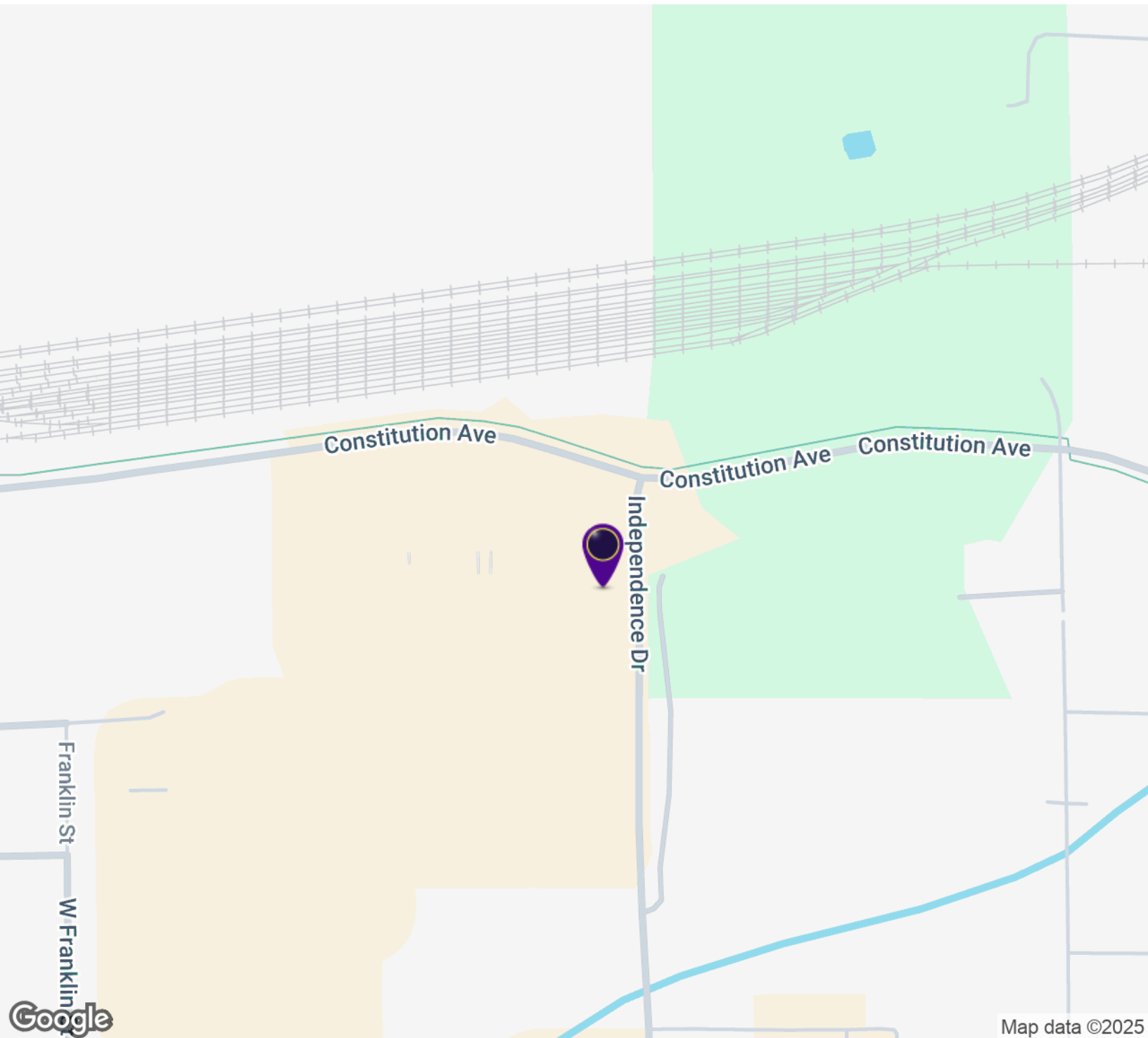
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LOCATION MAP

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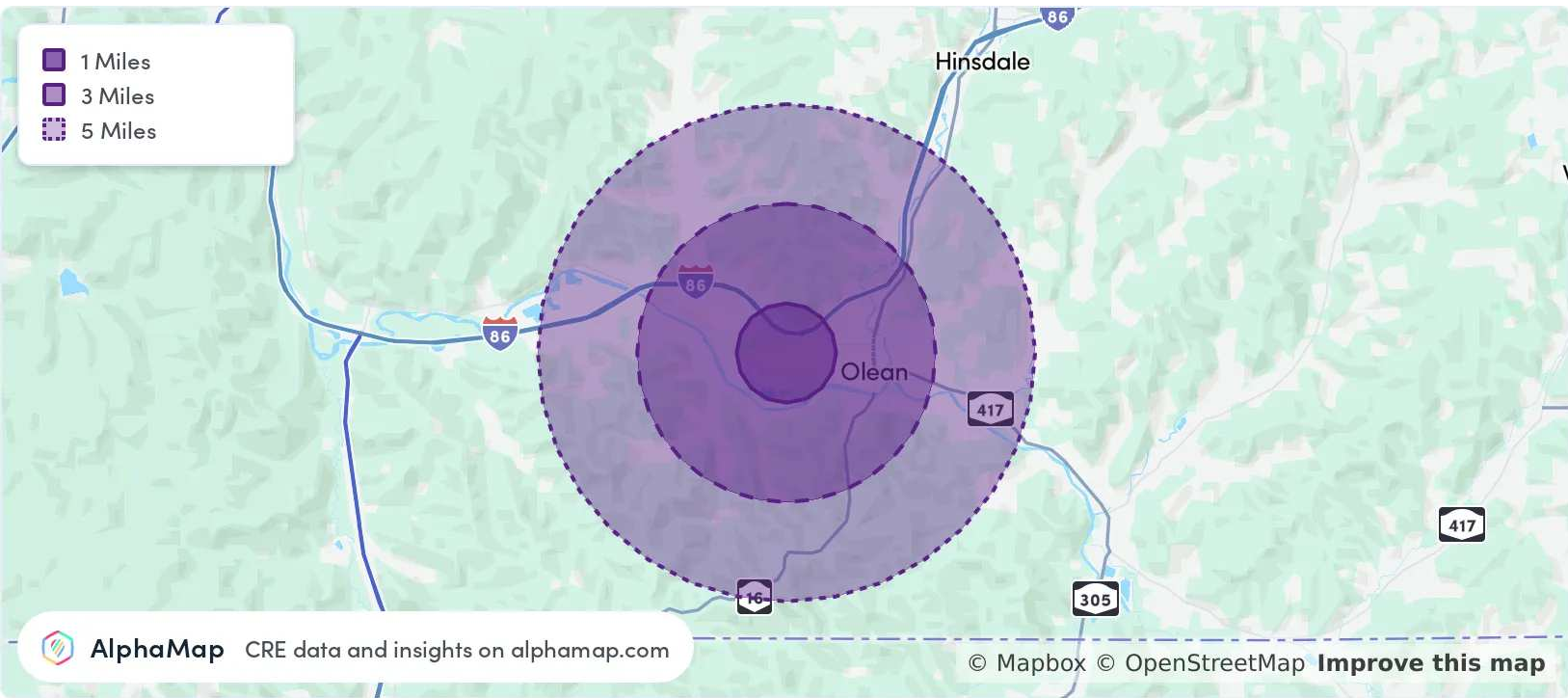


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,617	19,053	22,813
Average Age	42	41	42
Average Age (Male)	39	39	40
Average Age (Female)	44	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	968	7,931	9,567
Persons per HH	2.7	2.4	2.4
Average HH Income	\$69,755	\$71,267	\$73,461
Average House Value	\$136,969	\$138,909	\$143,869
Per Capita Income	\$25,835	\$29,694	\$30,608

Map and demographics data derived from AlphaMap