

81 S MAIN ST

81 S Main St
Portville, NY 14770



PROPERTY DESCRIPTION

Available freestanding building located on a corner lot. The property has a large parking field and multiple curb cuts.

LOCATION DESCRIPTION

Portville is located southeast of Olean, which is the largest city in Cattaraugus County and is one of the principal cities in the Southern Tier of Upstate New York and home to St. Bonaventure University. The available property is located on a corner lot, at the entrance to the Portville Junior/Senior High School.

PROPERTY HIGHLIGHTS

- Corner Lot
- Building signage
- Sale includes equipment

OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$650,000 |
| Lot Size: | 1.59 Acres |
| Building Size: | 10,500 SF |

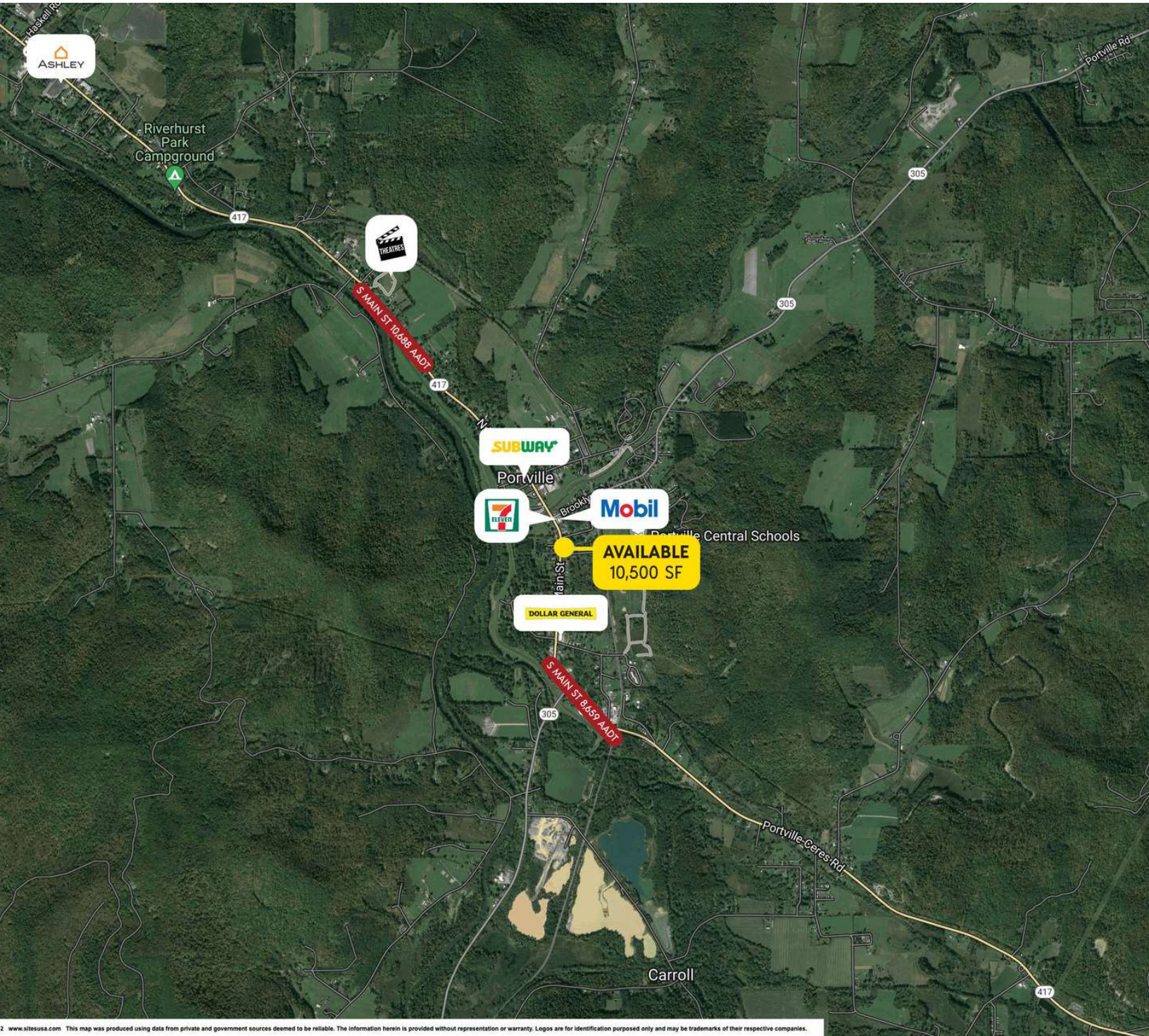


Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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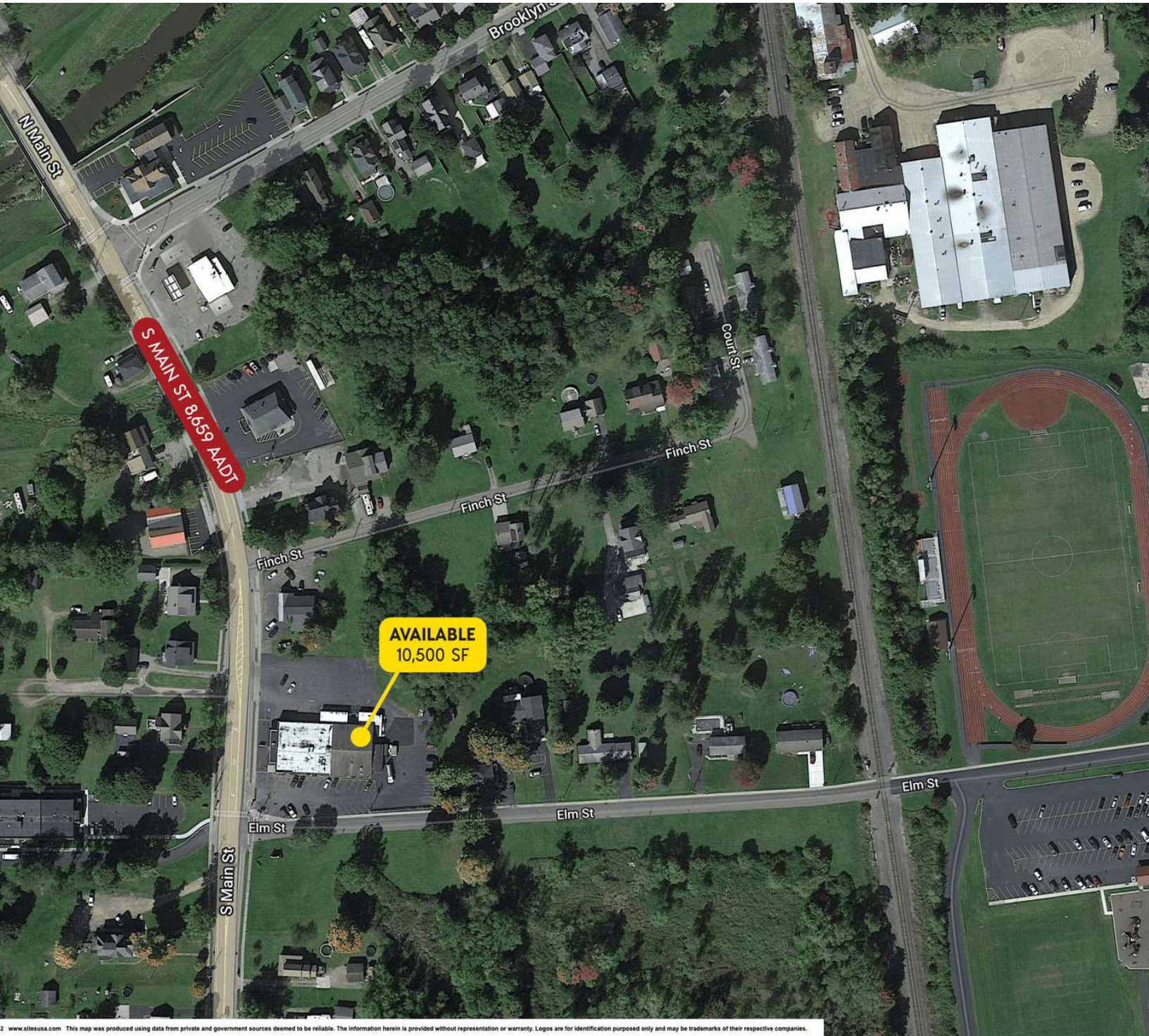


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| DEMOGRAPHICS | 5 MI | 7 MI | 10 MI | 15 MIN |
|--|-----------------|-----------------|-----------------|-----------------|
| Population | | | | |
| 2023 Estimated Population | 7,050 | 22,724 | 35,421 | 3,438 |
| 2028 Projected Population | 7,073 | 21,104 | 33,875 | 3,481 |
| 2020 Census Population | 6,975 | 23,075 | 36,267 | 3,759 |
| 2010 Census Population | 7,355 | 24,012 | 37,866 | 3,973 |
| 2023 Median Age | 44.9 | 41.9 | 41.9 | 45.3 |
| Households | | | | |
| 2023 Estimated Households | 2,979 | 9,512 | 14,445 | 1,499 |
| 2028 Projected Households | 3,021 | 8,910 | 13,917 | 1,537 |
| 2020 Census Households | 3,009 | 10,159 | 15,172 | 1,586 |
| 2010 Census Households | 3,042 | 10,382 | 15,482 | 1,613 |
| Race and Ethnicity | | | | |
| 2023 Estimated White | 93.0% | 89.1% | 87.1% | 95.0% |
| 2023 Estimated Black or African American | 1.5% | 2.8% | 2.1% | 0.8% |
| 2023 Estimated Asian or Pacific Islander | 0.7% | 1.3% | 4.9% | 0.5% |
| 2023 Estimated American Indian or Native Alaskan | 0.9% | 1.3% | 1.0% | 0.5% |
| 2023 Estimated Other Races | 3.9% | 5.6% | 4.8% | 3.1% |
| 2023 Estimated Hispanic | 2.2% | 3.7% | 3.6% | 1.7% |
| Income | | | | |
| 2023 Estimated Average Household Income | \$87,881 | \$81,795 | \$84,965 | \$73,014 |
| 2023 Estimated Median Household Income | \$65,325 | \$56,090 | \$58,206 | \$57,903 |
| 2023 Estimated Per Capita Income | \$37,208 | \$34,432 | \$35,031 | \$31,853 |
| Education (Age 25+) | | | | |
| 2023 Estimated High School Graduate | 37.1% | 37.1% | 37.0% | 41.4% |
| 2023 Estimated Some College | 14.1% | 15.6% | 16.0% | 15.2% |
| 2023 Estimated Associates Degree Only | 13.9% | 13.1% | 13.4% | 12.4% |
| 2023 Estimated Bachelors Degree Only | 14.9% | 13.6% | 13.7% | 12.3% |
| 2023 Estimated Graduate Degree | 12.6% | 12.3% | 11.9% | 10.8% |
| 2023 Estimated College Educated | 55.5% | 54.6% | 55.0% | 50.7% |
| Business | | | | |
| 2023 Estimated Total Businesses | 139 | 730 | 1,049 | 71 |
| 2023 Estimated Total Employees | 2,350 | 9,700 | 13,572 | 601 |
| 2023 Estimated Employee Population per Business | 16.9 | 13.3 | 12.9 | 8.4 |
| 2023 Estimated Residential Population per Business | 50.8 | 31.1 | 33.8 | 48.2 |



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