

*FOR LEASE*



**2801 W State St**

Olean, NY 14760

Owned & Operated By:



Michael Conroy

**585.735.7739**

michael.conroy@expcommercial.com  
www.expcommercial.com

Richard Rock

**585.217.7800**

richard.rock@expcommercial.com  
www.expcommercial.com

# Property Summary

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## PROPERTY DESCRIPTION

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!

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	4
Available SF:	4,800 SF
Lot Size:	11.62 Acres
Building Size:	117,946 SF

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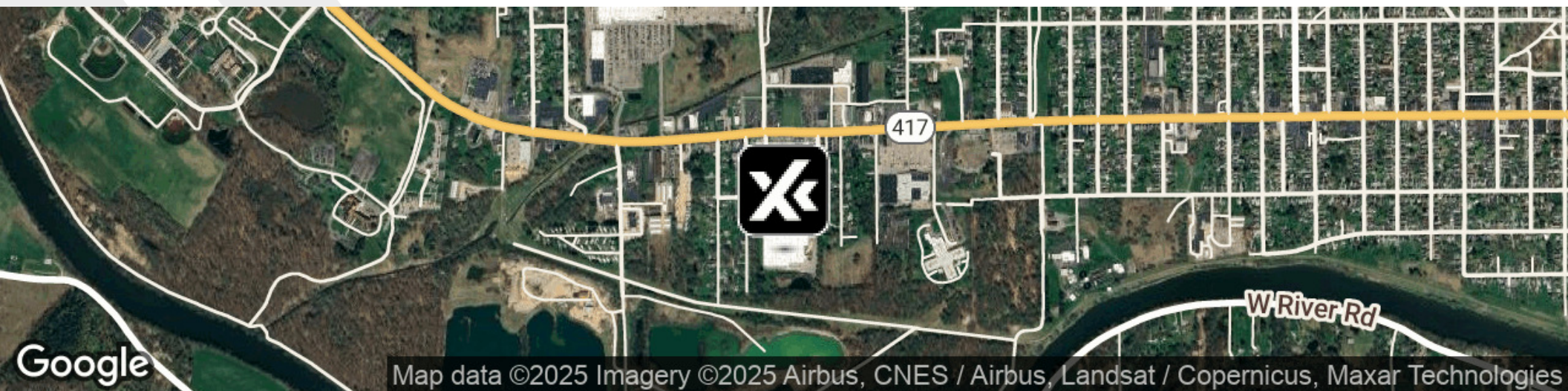
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## LOCATION DESCRIPTION

Olean is the commercial and economic hub of Cattaraugus County, serving as a regional destination for shopping, dining, and business. Positioned near I-86, the city offers excellent accessibility and draws visitors from surrounding areas. Home to St. Bonaventure University, national retailers, and major employers like Cutco Corp and Dresser-Rand, Olean combines a strong workforce with a vibrant retail and service economy. Its growing community and strategic location make it an ideal place for businesses to thrive.

## 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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# Additional Photos

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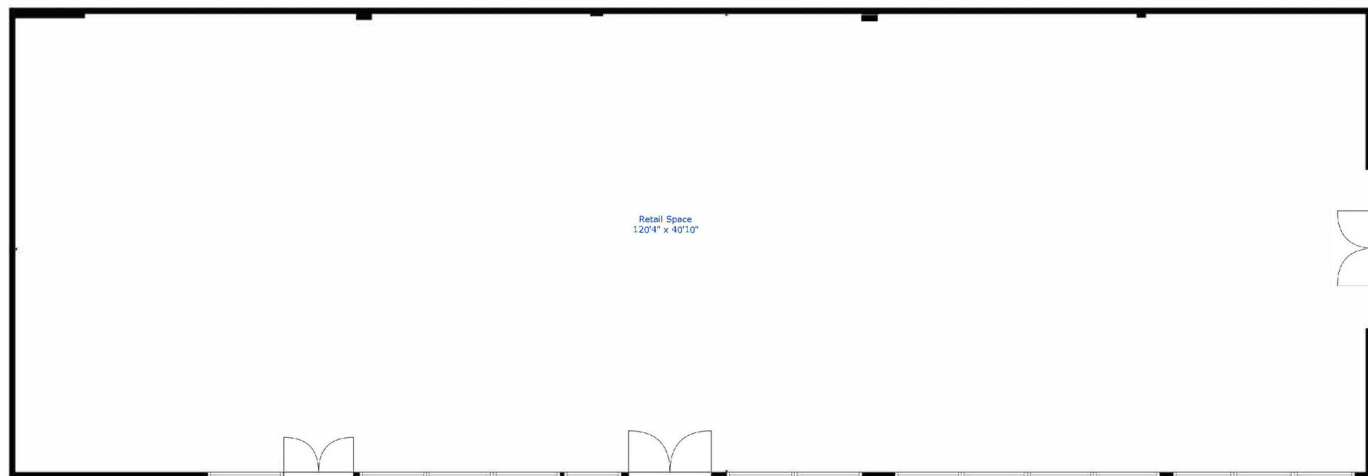


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# Floor Plans

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FLOOR AREA : 4,800 sq. ft

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



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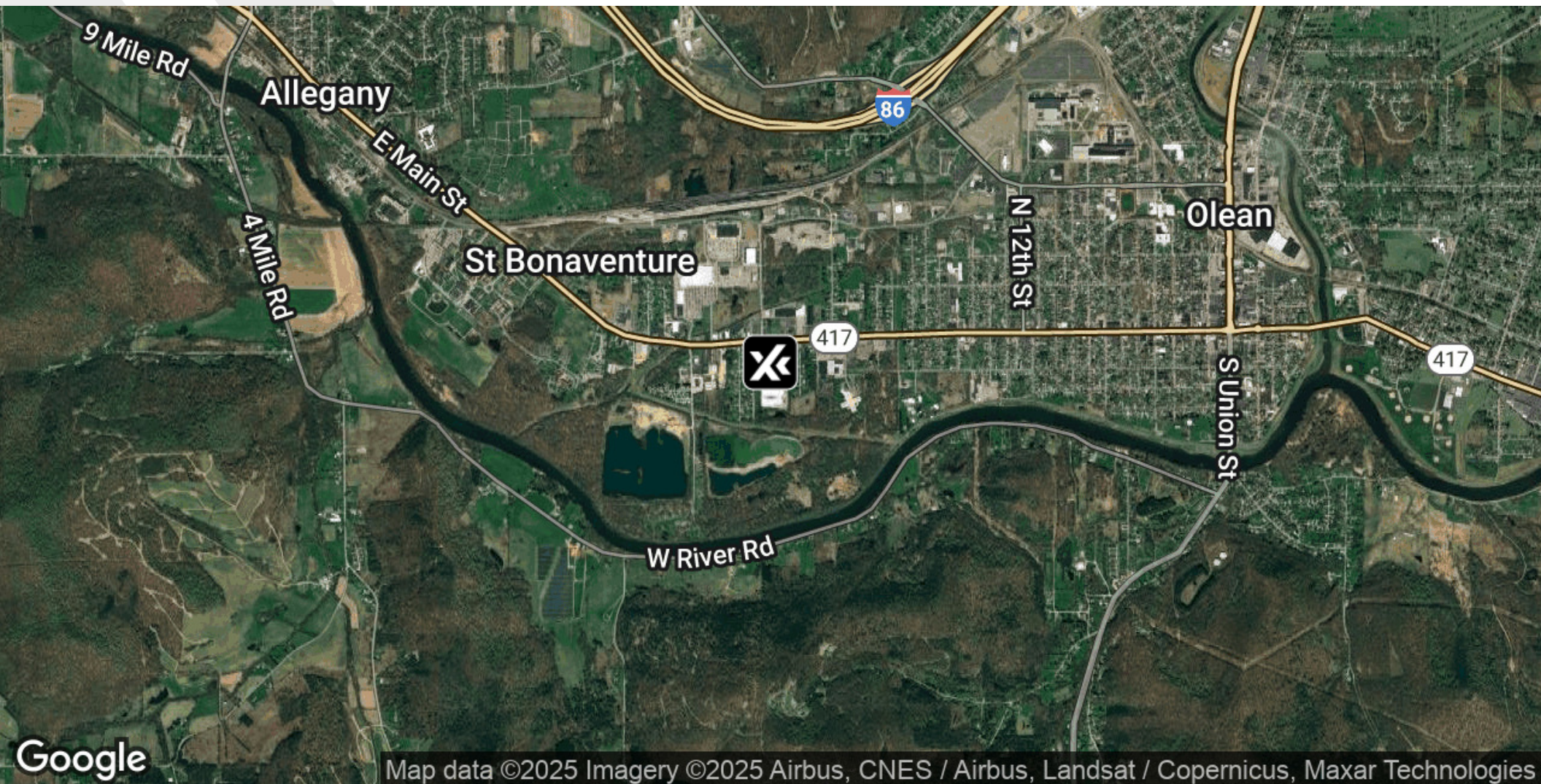
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# Location Map

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# Retailer Map

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# Area Analytics

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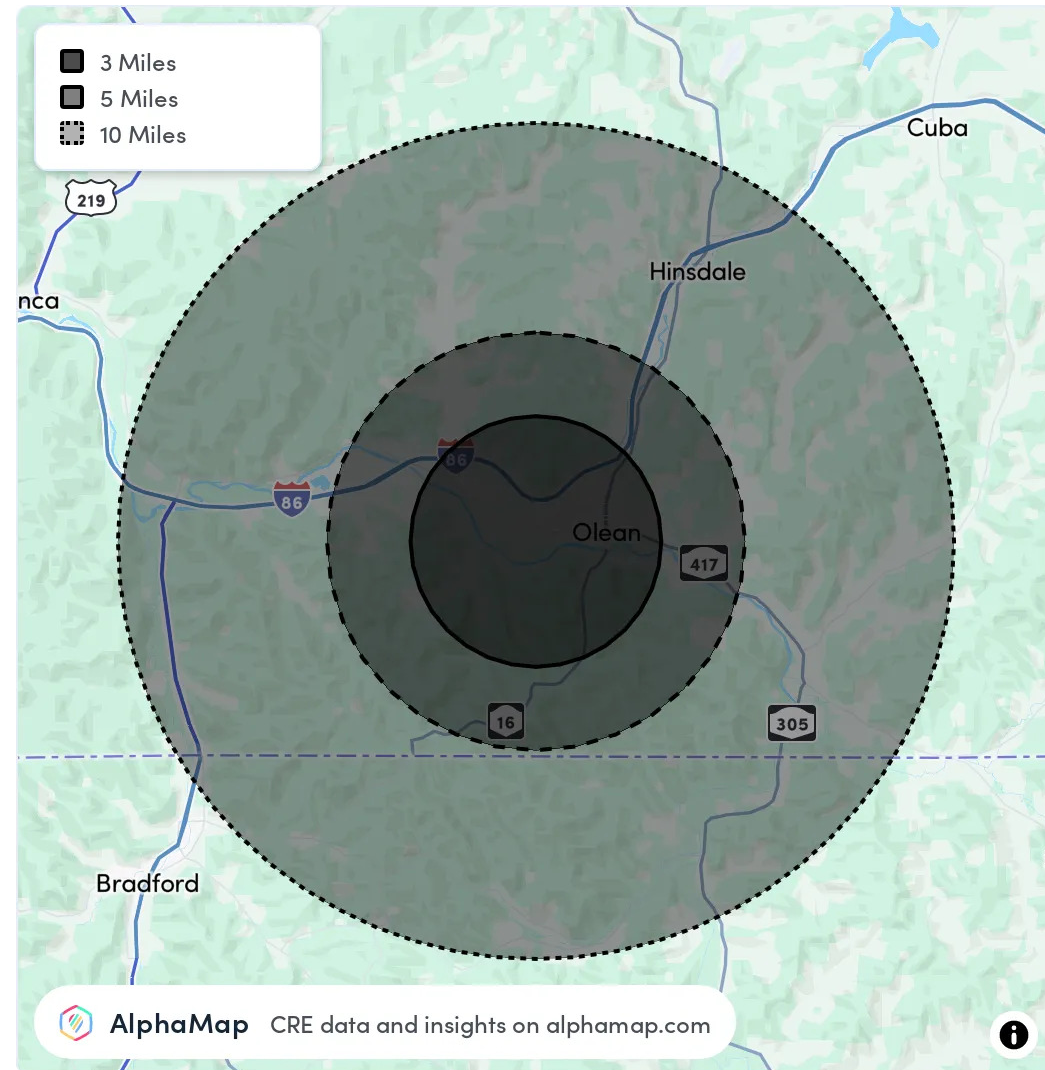
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,694	22,811	34,148
Average Age	41	42	43
Average Age (Male)	39	40	41
Average Age (Female)	43	43	44

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,771	9,565	14,405
Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,920	\$73,336	\$74,465
Average House Value	\$138,059	\$143,834	\$144,437
Per Capita Income	\$29,550	\$30,556	\$31,027

Map and demographics data derived from AlphaMap



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# Meet the Team

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**MICHAEL CONROY**

Advisor

**Direct:** 585.735.7739 **Cell:** 585.802.3327  
michael.conroy@expcommercial.com



NY #10301218830 // NC #360675



**RICHARD ROCK**

**Direct:** 585.217.7800 **Cell:** 585.217.7800  
richard.rock@expcommercial.com



NY #30R01055945

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