

FOR LEASE



# 2801 W State St

2801 W State St  
Olean, NY 14760



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# Property Summary

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## PROPERTY DESCRIPTION

Maximize visibility and minimize upfront costs—now offering up to 6 months of free rent for qualified tenants.

This 4,800 SF retail suite at Marshalls Plaza can be delivered whole or divided to accommodate smaller users. The space features 20' ceilings, an open floor plan, excellent signage (building and pylon), and traffic light access at one of Olean's most active intersections.

Strategically anchored by Marshalls, Ollie's Bargain Outlet, and Hobby Lobby, the plaza benefits from over 830,000 annual visits and 16,300 AADT. Weekly traffic averaged over 8,500 visits in 2025, placing it in the top 13% of all neighborhood centers nationwide

Located at 2801 W State Street, the center serves a broad regional customer base and is near key demand drivers, including Walmart Supercenter, Home Depot, St. Bonaventure University, and top area employers such as Cutco and Dresser-Rand.

Whether you're a boutique retailer, a fast casual restaurant, or a service-based business, this is a high-visibility opportunity with flexible suite sizes and generous incentives.

## 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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## 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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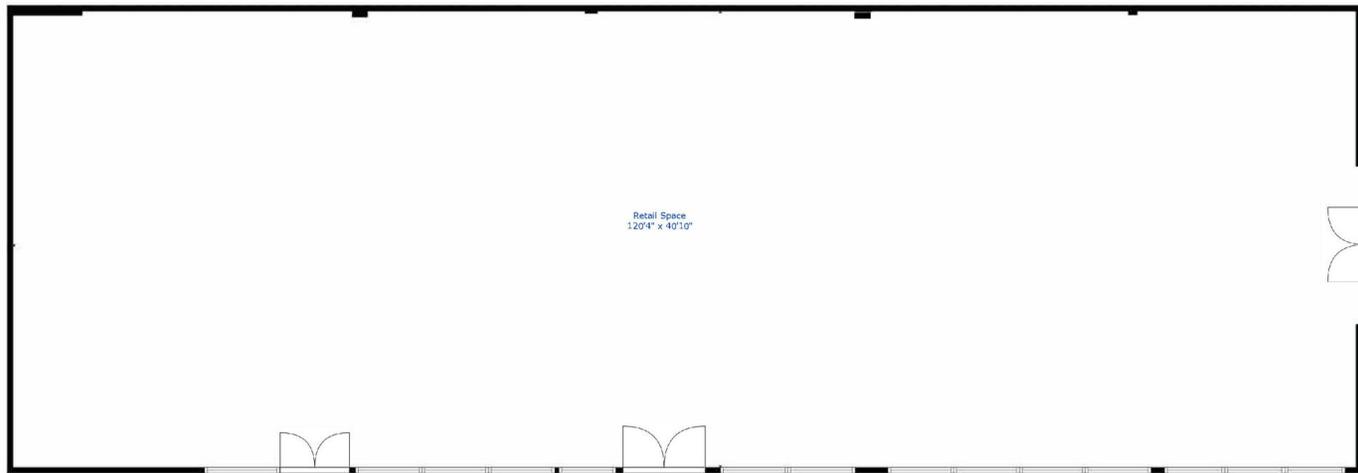
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# Floor Plans

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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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# Retailer Map

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# Area Analytics

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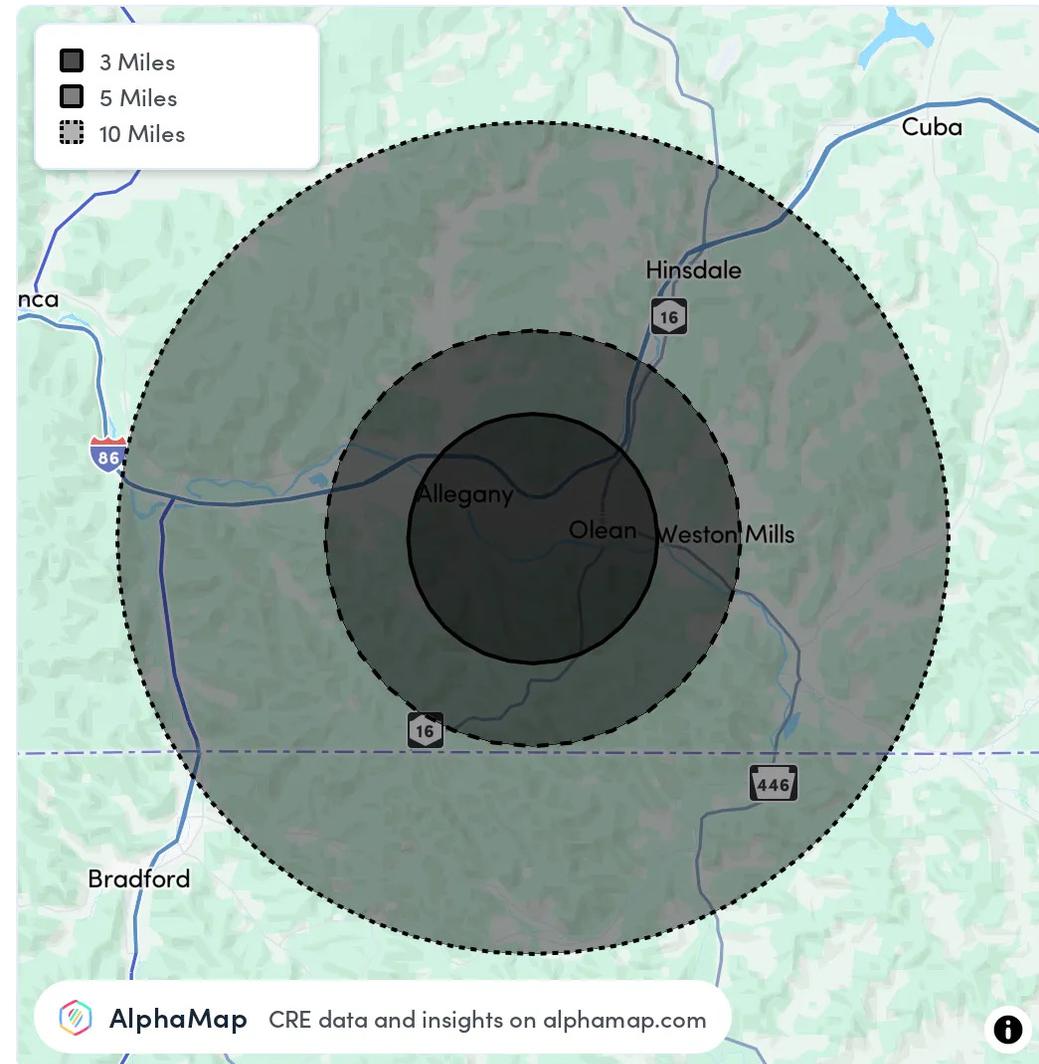
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,694	22,811	34,148
Average Age	41	42	43
Average Age (Male)	39	40	41
Average Age (Female)	43	43	44

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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