

WALMART PLAZA

3142 West State Street
Olean, NY 14760



LOCATION DESCRIPTION

Olean is in the Southern Tier of New York along I-86 and is home to St. Bonaventure University and Cutco corporate headquarters with over 600 employees. Located a few minutes away from the University, Walmart Plaza is a Community Center retail space and the dominant shopping center in town. Other retailers of note in the area include (but are not limited to) ALDI, Top's, McDonald's, Marshall's, Ollie's Bargain Outlet, JoAnn Fabrics, Applebee's, and Harbor Freight.

PROPERTY DESCRIPTION

One in-line space is available in a free-standing building located in Walmart Plaza, a Walmart and BJ's Wholesale Club-anchored shopping center. Featuring multiple national retailers, including the aforementioned Walmart and BJ's Wholesale Club, there is also Home Depot, AMC Movie Theaters, Old Navy, and Pet Supplies Plus, as well as smaller retailers.

This is the best-performing shopping center in the town of Olean with the largest draw thanks to a large and diverse number of tenants. This shopping center benefits from having the highest traffic counts and closest proximity to St. Bonaventure University, home to approximately 2,500 students and faculty.

PROPERTY HIGHLIGHTS

- Dominant shopping center in Olean
- Easy access with two signalized entrances to center
- High visibility from I-86 and State Street
- Over 16,000 AADT on W. State Street



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Clean, NY 14760



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,080 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 7	Available	3,080 SF	NNN	Negotiable	-



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PLACER.AI RETAILERS

Retailers	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Walmart	2,600,000	196/3862	94	19/97	81	1/2	100
Ollie's Bargain Outlet	501,700	1/444	100	1/26	100	1/1	100
Tops	457,200	51/135	62	50/121	59	1/2	100
ALDI	269,900	655/2171	69	57/113	50	1/2	100
Dollar Tree	154,500	2727/7843	65	141/297	52	1/3	100
CVS	121,700	3085/6863	55	248/357	30	1/2	100
Dollar General	65,600	3914/17688	77	201/540	62	2/11	90
AutoZone	36,500	2142/5605	61	82/172	52	1/2	100
Advance Auto Parts	20,000	1597/3786	57	90/175	49	1/2	100
Dunn Tire	14,600	4/24	87	4/21	85	1/1	100



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PLACER.AI RESTAURANTS

Restaurants	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Applebee's	308,000	71/1483	95	15/78	82	1/1	100
McDonald's	256,000	1606/12548	87	137/499	72	1/3	100
Perkins	186,100	45/253	82	2/5	80	1/1	100
Burger King	142,400	159/6078	97	24/258	91	1/3	100
Burger King	113,800	432/6078	92	70/258	73	2/3	66
Dunkin'	98,900	447/5601	92	88/655	86	1/2	100
Wendy's	98,500	1497/5495	72	96/182	47	1/1	100
Domino's Pizza	26,400	1199/5071	76	56/157	64	1/1	100



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DEMOGRAPHICS	3 MI	5 MI	7 MI	15 MIN
Population				
2023 Estimated Population	18,770	23,422	26,311	19,037
2028 Projected Population	17,140	21,867	24,905	17,586
2020 Census Population	19,057	23,459	26,124	19,360
2010 Census Population	19,936	24,493	27,310	20,292
2023 Median Age	38.9	40.4	41.0	39.2
Households				
2023 Estimated Households	7,177	9,093	10,317	7,313
2028 Projected Households	6,517	8,476	9,774	6,728
2020 Census Households	7,894	9,810	10,978	8,022
2010 Census Households	8,111	10,031	11,208	8,239
Race and Ethnicity				
2023 Estimated White	80.2%	82.7%	83.8%	80.9%
2023 Estimated Black or African American	3.2%	2.8%	2.7%	3.0%
2023 Estimated Asian or Pacific Islander	8.7%	7.2%	6.5%	8.5%
2023 Estimated American Indian or Native Alaskan	1.5%	1.4%	1.4%	1.5%
2023 Estimated Other Races	6.3%	5.9%	5.7%	6.2%
2023 Estimated Hispanic	5.4%	4.7%	4.4%	5.2%
Income				
2023 Estimated Average Household Income	\$88,843	\$91,427	\$90,094	\$88,861
2023 Estimated Median Household Income	\$55,961	\$59,475	\$60,110	\$55,610
2023 Estimated Per Capita Income	\$34,666	\$36,059	\$35,841	\$34,809
Education (Age 25+)				
2023 Estimated High School Graduate	33.3%	33.5%	34.3%	33.0%
2023 Estimated Some College	15.6%	15.6%	15.7%	16.0%
2023 Estimated Associates Degree Only	12.6%	12.7%	13.0%	12.5%
2023 Estimated Bachelors Degree Only	15.1%	15.4%	15.0%	15.3%
2023 Estimated Graduate Degree	15.1%	14.9%	14.2%	15.0%
2023 Estimated College Educated	58.4%	58.6%	57.9%	58.8%
Business				
2023 Estimated Total Businesses	729	835	887	813
2023 Estimated Total Employees	9,660	12,156	12,424	11,683
2023 Estimated Employee Population per Business	13.2	14.6	14.0	14.4
2023 Estimated Residential Population per Business	25.7	28.0	29.7	23.4



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