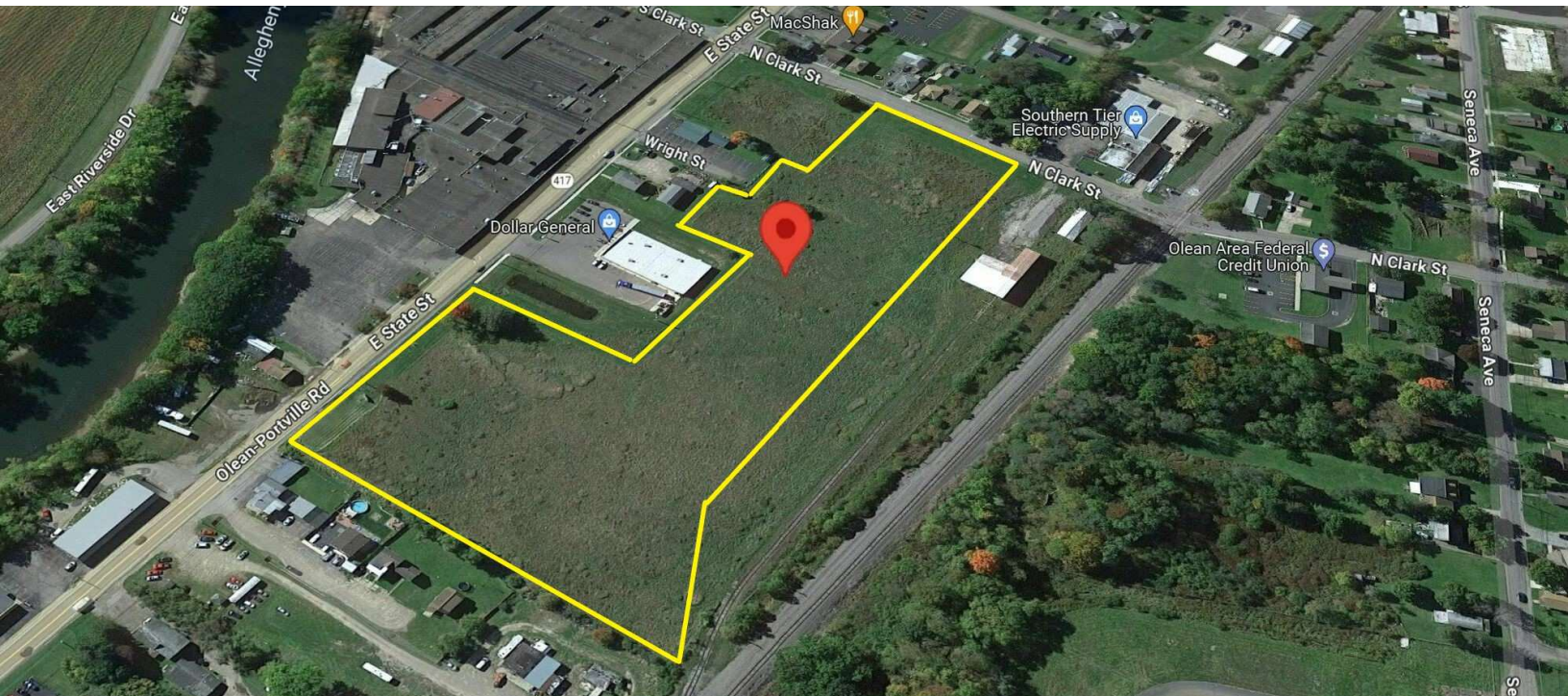


2+/- Acres up to 8+/- Acres w/Rail line access
 1515 East State Street, Olean, NY 14760



OFFERING SUMMARY

Sale Price: Call for More Details

Available SF: 2+/- Acres
 up to 8+/- Acres

Lease Rate: Call for More Details

Lot Size: 8.0 Acres

PROPERTY OVERVIEW

For Sale or Lease 8.00+/- acres of vacant land available across from the former Dal Tile Plant in Olean. Site Improvements include adjacent property owner of Rail Line Access, Rail building and shop could be available for additional amount. Site is level at street grade. Property has frontage on several area streets, including frontage on both the north and south sides of East State Street and North Clark St.. City water and sewer available, NYSEG Gas and Electric available. Access to WNY Pennsylvania Railroad CCAS Southern Tier Extension Railroad Authority. Ideal for: manufacturing, distribution center, oil and gas industry, warehousing, retail, restaurant and storage.

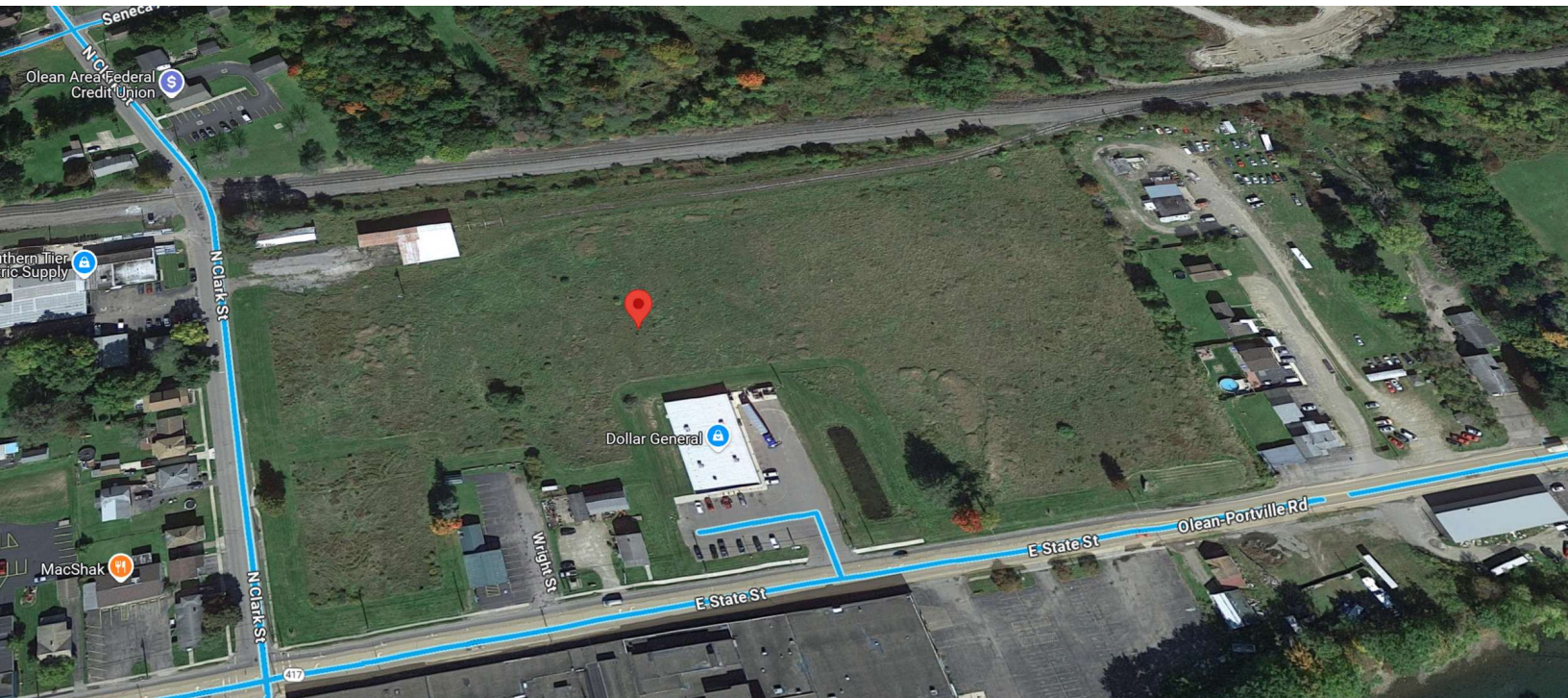


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 Williamsville, NY 14221
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PROPERTY SUMMARY

2+/- Acres up to 8+/- Acres w/Rail line access
1515 East State Street, Olean, NY 14760



LOCATION DESCRIPTION

Located along a highly trafficked east/west main road on the north side of East State Street, at the eastern portion of the City of Olean. Strategically situated with excellent access to exit 17 of the southern tier expressway (I-86). Central to all of Western New York, Northern Pennsylvania and Southern Ontario, Canada. Within a day's drive of 75% of North America's population

PROPERTY HIGHLIGHTS

- 2.+/- Acres Up To 8+/- Acres
- High Traffic Thoroughfare
- Build to Suit Development Site
- All Utilities Available
- Corner Location
- Access to WNY Pennsylvania Railroad
- 382' Frontage on E. State St.
- 229.7' Frontage on North Clark St.



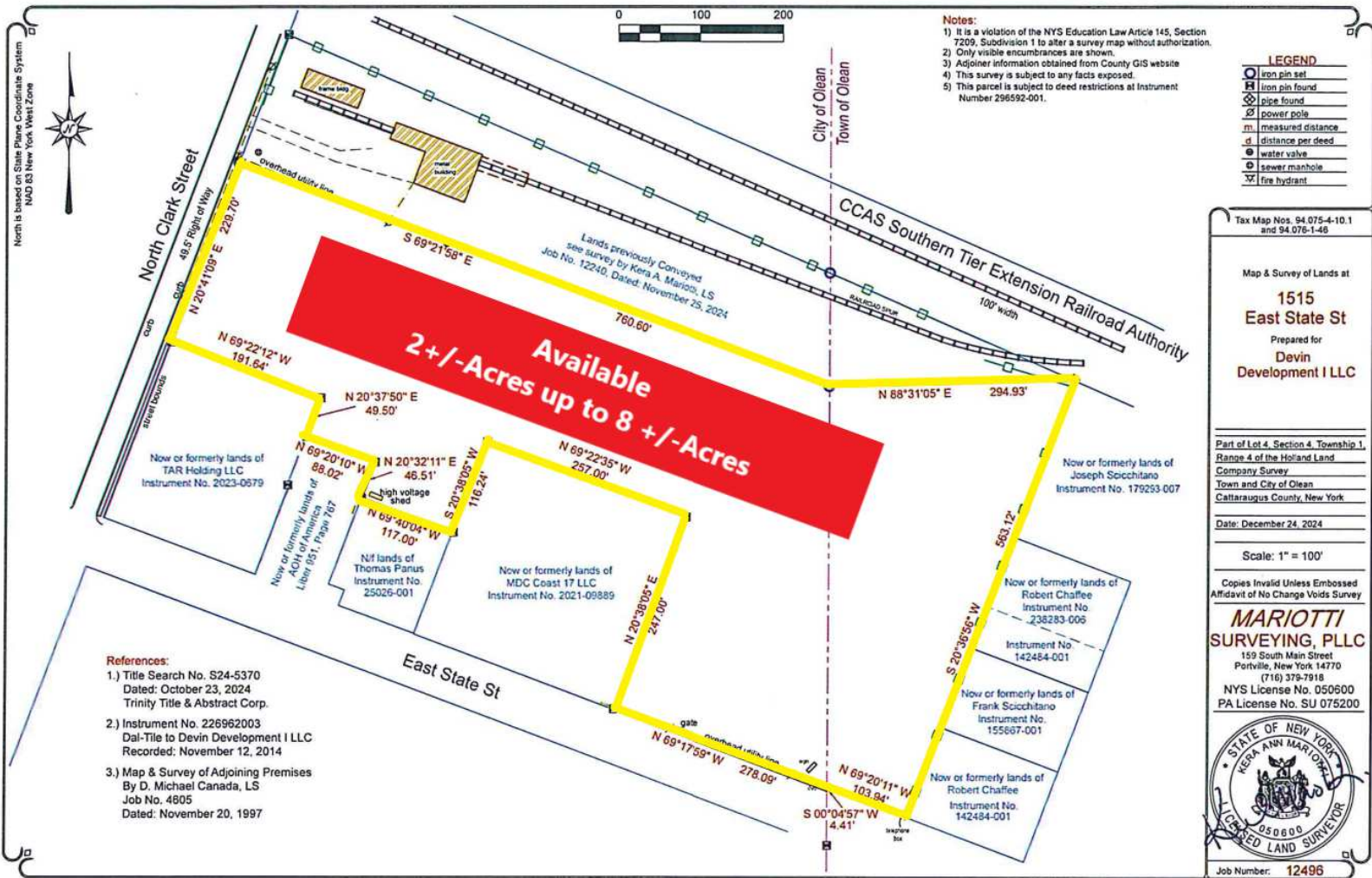
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SITE PLANS

2+/- Acres up to 8+/- Acres w/Rail line access

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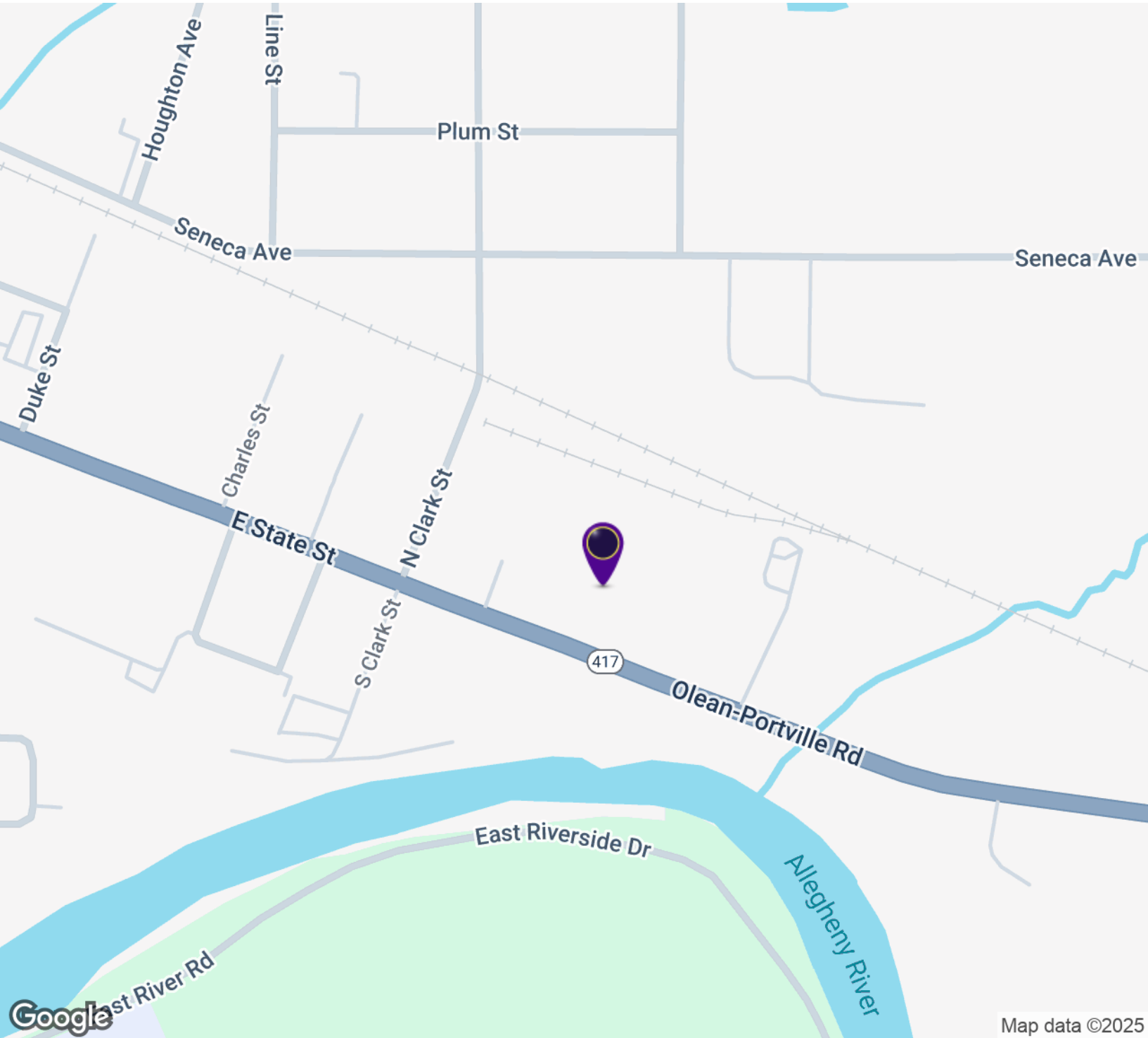


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LOCATION MAP

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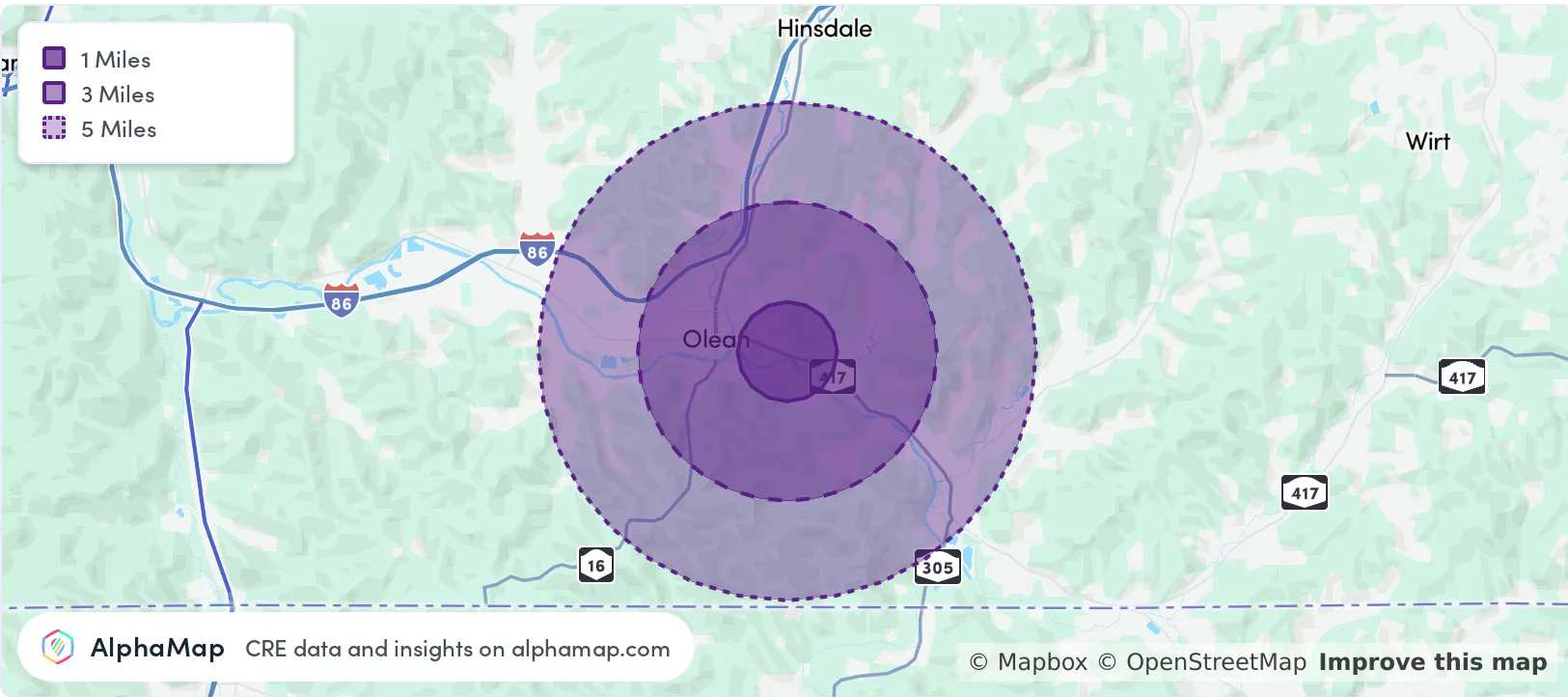
Map data ©2025



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,880	15,804	21,910
Average Age	44	42	42
Average Age (Male)	42	40	40
Average Age (Female)	46	43	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,342	7,121	9,258
Persons per HH	2.1	2.2	2.4
Average HH Income	\$87,183	\$70,123	\$71,301
Average House Value	\$157,292	\$134,413	\$140,732
Per Capita Income	\$41,515	\$31,874	\$29,708

Map and demographics data derived from AlphaMap



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