



Retail / Restaurant For Sale or Lease

855 East State Street

Olean, NY

Retail Opportunity / For Lease

1,990 ± SQ. FT. RETAIL / RESTAURANT FOR SALE / LEASE

BUILDING FEATURES	
Total Building Size	1,990 ± Sq. Ft.
Parking	12 ± Spaces
Lot Size	0.36 ± Acres
Zoning	General Commercial

Property Highlights

- 1,990 ± Sq. Ft. retail / restaurant opportunity available for sale or lease
- Existing drive-thru on site
- Located on highly traveled East State Street in Olean, NY
- Surrounded by many area amenities including restaurants, gas stations, big box and local retailers, banks, and more
- Just 1.4 ± miles to North Union Street
- Ideal for: restaurant / bar, small retail store



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,654	16,173	23,403
Average Household Income	\$75,406	\$66,015	\$68,768



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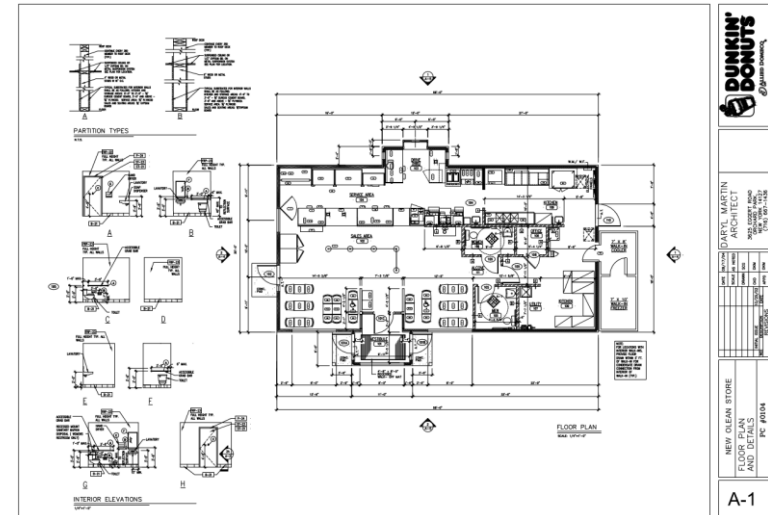
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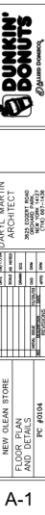
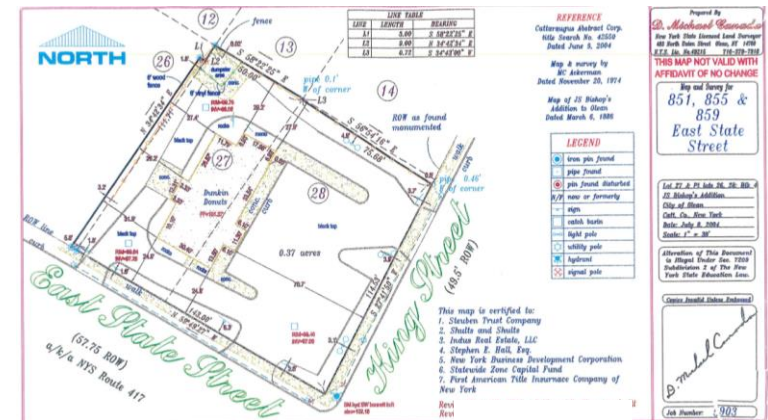
Retail Opportunity / For Lease



Location Map



Floor Plan / Site Plan



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