

# Olean Gateway

Olean Gateway is a shovel-ready site offering 19 acres of land set to be developed as mixed-use and retail in Olean, NY. The Site has convenient access to NY I-86 as well as other modes of public transit.

The properties located at 1404 - 1406 Buffalo Street offer an opportunity to capitalize on Economic incentives and Prime location.

Demographic Information	1 Mile	3 Miles	5 Miles	10 Miles
Population	7,052	20,027	23,917	34,837
Households	3,201	8,288	10,007	14,474
Average Household Income	\$43,963	\$52,184	\$53,666	\$54,876
Daytime Population	5,865	16,588	18,178	19,941



Contractor / Leasing:

**Olean Gateway, LLC**  
**The Krog Group**

4 Centre Drive  
 Orchard Park, New York 14127  
 716.667.1234  
[www.kroggrp.com](http://www.kroggrp.com)

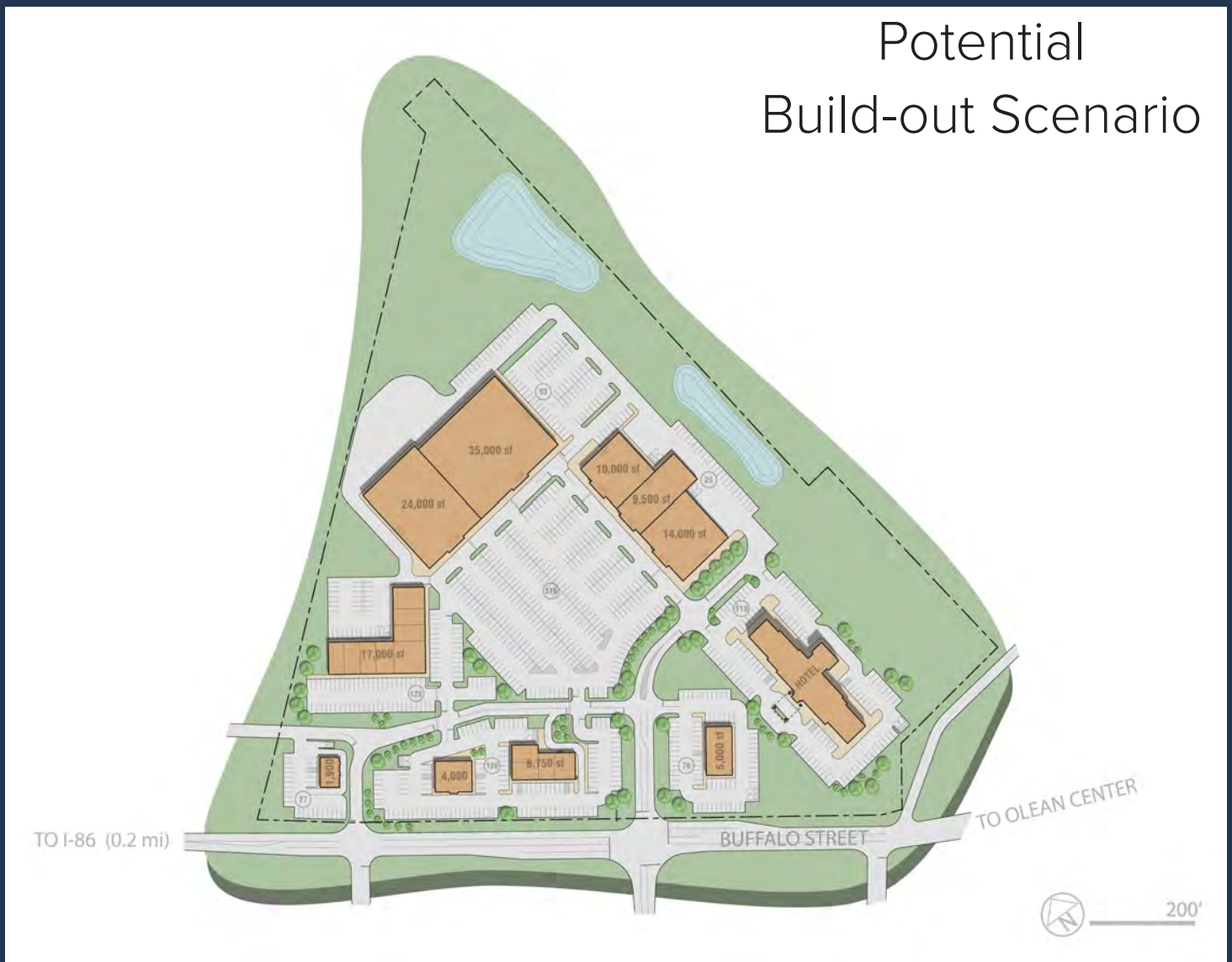


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## Potential Build-out Scenario



Olean Gateway is one of the largest business redevelopment sites in the area. Mixed-Use and Retail development can make use of a unique blend of opportunities.

The Site is located 2 miles from the New York I-86, offering great exposure and easy access for prospective users. Additionally, St. Bonaventure University; is located less than 2 miles away and has an expected enrollment of nearly 2,500 students in 2020-2021.

Located in a high traffic area, there is an average vehicular car count of nearly 13,000 that pass-by. The foot traffic is also high due to several public transportation stops being located in close proximity.



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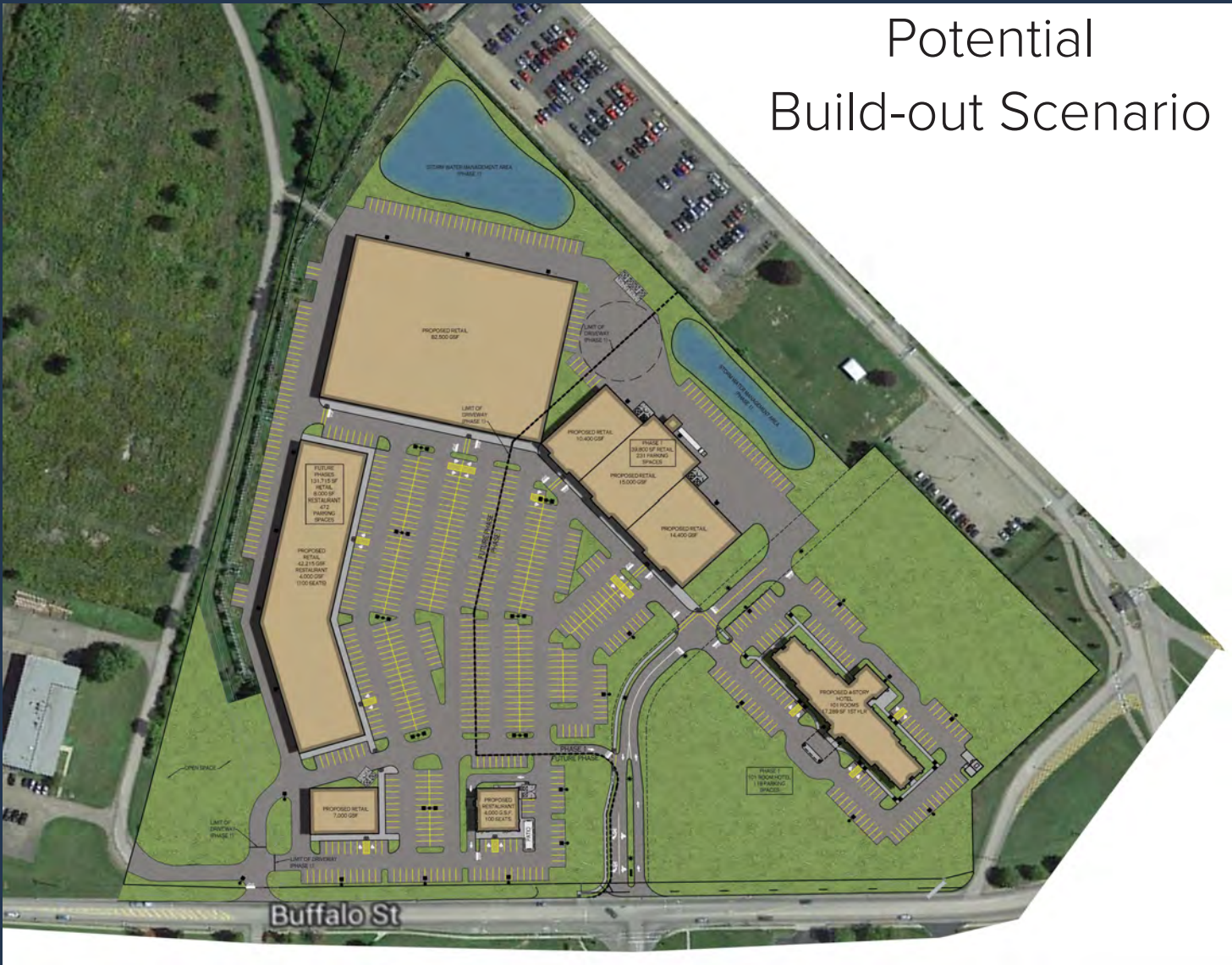
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### Property Features

- New +/- 100 Room Hampton Inn Hotel Coming 2021
- Ability to Construct +/- 177,000 Sq. Ft. of Retail Space
- Build to Suit up 100,000 Sq. Ft.
- Signalized access with turn lanes
- High Traffic Area: AADT +/- 13,000 Vehicles
- Economic Incentives Available

### Close Proximity To

- NY I-86
- St. Bonaventure University
- Downtown Olean
- Public Transportation

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