



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development



For Lease

Great Dane Properties is Pleased to Present 4,000 SF
Wellsville Shopping Center

4178 Bolivar Road
Wellsville, NY 14895
Allegany County



Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

Karina Draghi

Licensed Real Estate Broker

Licensed in
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982



Wellsville Shopping Center

SITE

TSC TRACTOR SUPPLY CO

Save a lot food stores

McDonald's

RBC

AutoZone

FAMILY DOLLAR

Spectrum

Fairview Buffet

Riverwalk Plaza

Kmart

YMCA

SHERWIN WILLIAMS

TOPS

SUBWAY

America's MATTRESS

Electric Beach Tanning

Little Caesars

Citi Salon

2014 Demographics			
4178 Bolivar Road, Wellsville, NY			
	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	2,626	8,271	20,165
Households	1,180	3,619	7,951
Median HH Income	\$40,076	\$39,468	\$41,453



Great Dane Properties, LLC

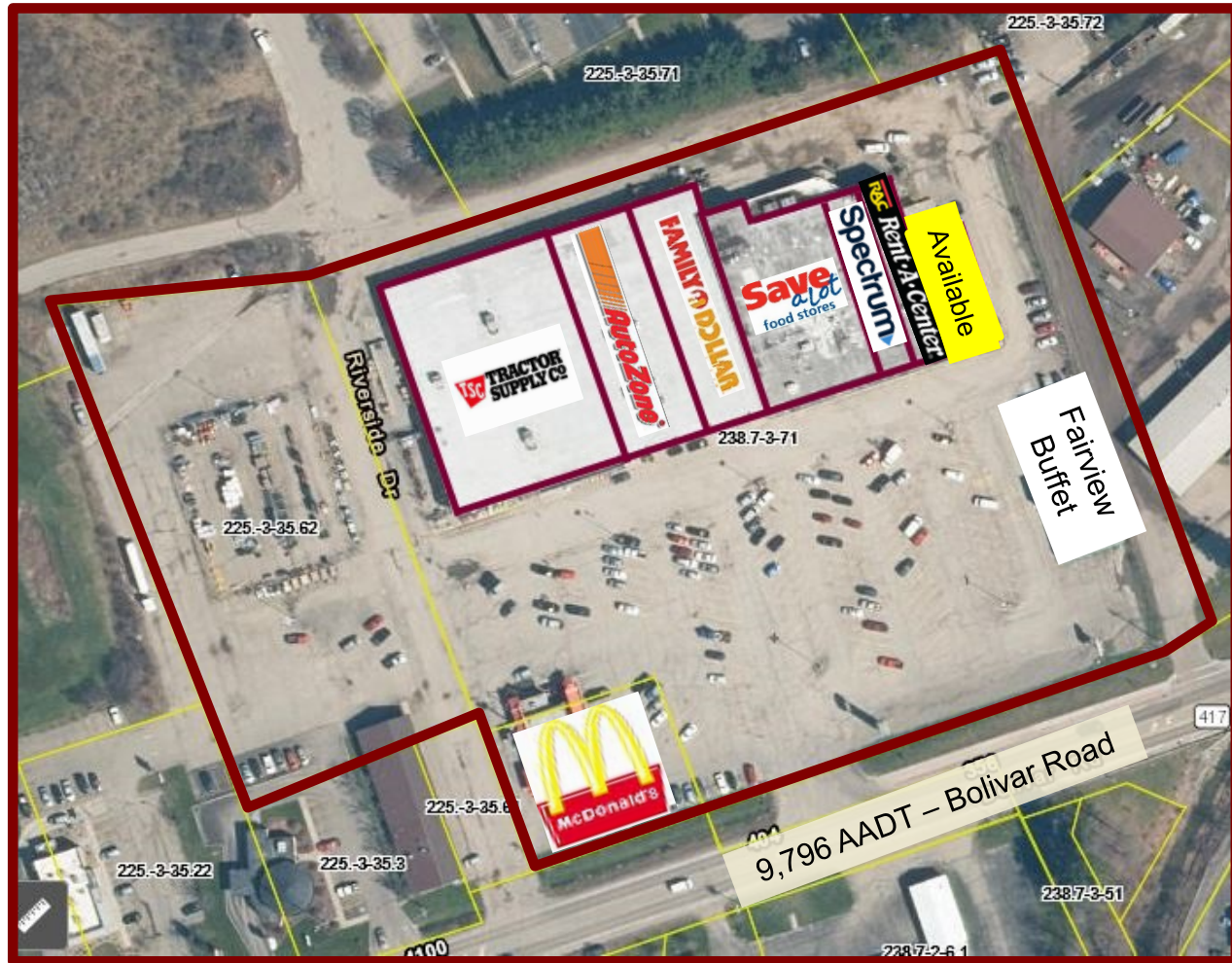
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Wellsville Shopping Center

- 4,000 SF Available
- 90,000 SF Shopping Center
- Vanilla Box Delivery
- On Main Retail Corridor
- Excellent Retail Mix
- Prominent Pylon Sign
- High Traffic Counts
- Convenient Access to I-86
- Two Local Industries Employ over 700 workers each:
 - Dresser-Rand
 - Alston Power Air Preheater



Wellsville is the largest community in Allegany County and is considered the shopping center for Southern Allegany County and Northern Potter County in Pennsylvania.



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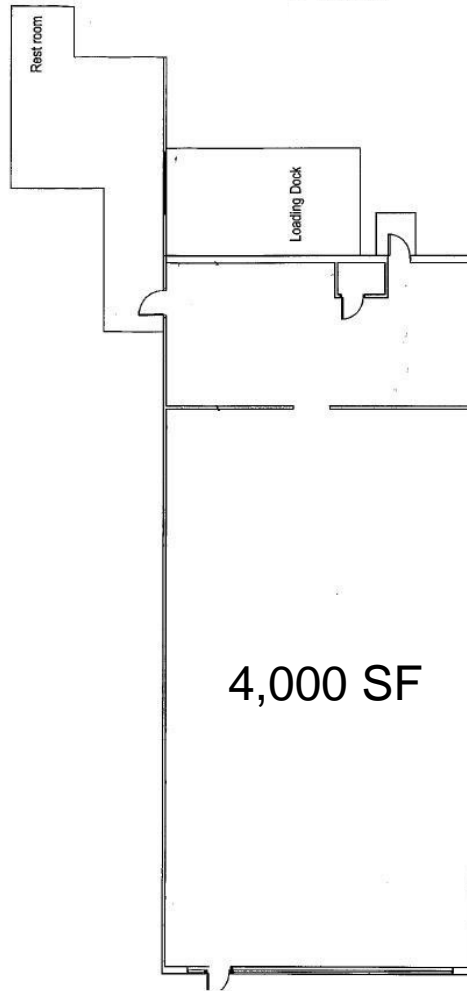
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Floor Plan



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