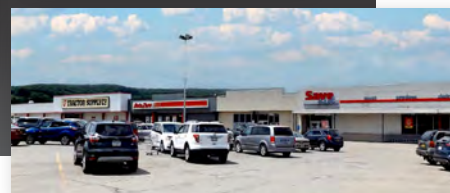


For LEASE

Wellsville Center

4160 Bolivar Rd., Wellsville, NY 14895



- Come join Tractor Supply Company, Save-A-Lot, Rent-A-Center, AutoZone and McDonald's.
- Community Shopping Center located on NYS Route 417 (Bolivar Rd.), the main commercial thoroughfare running through Wellsville, which intersects with NYS Route 19 (Genesee Expressway) a heavily traveled North/South highway.
- Excellent exposure, visibility and access with an ample amount of parking.
- Spaces Available: 8,000sf, 6,000sf, 4,500sf, 4,087sf

Wellsville NY is a historic town and the largest community in Allegany County. It is the largest population and business center in a 30 mile radius. It is strategically and centrally located in the south half of the county and is 8 miles from the Pennsylvania border.

The vibrant economy is supported by several large companies that are focused on the energy sector, primarily due to Wellsville's history as an oil and gas boomtown.

Several skilled engineering and manufacturing companies are located there such as Ljungstrom, Current Controls, LC Whitford Company and Otis Eastern Services and employ many highly skilled engineers who reside in Wellsville.

Wellsville is home to Alfred State College's School of Applied Technology and is in close proximity to the main campus of Alfred State College.



Demographics	3 Miles	5 Miles	10 Miles
Population	6,035	8,450	15,491
Households	2,662	3,664	6,520
Ave HH Income	\$60,610	\$59,716	\$60,244

Demographics Source: SitesUSA (ReGis) 2025 Estimates



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Site Plan

Wellsville Center

4160 Bolivar Road, Wellsville, NY 14895



UNIT#	TENANT
340	Available- 6,000 SF
480	Tractor Supply
4178	Auto Zone
460	Available- 8,000 SF
420	Save a Lot
412	Available- 4,087 SF
406	Rent-A-Center
400	Available- 4,500 SF

