

**Allegany County, NY**

Allegany County is located in the Southern Tier of Western New York, with its center approximately 90 miles due South of Rochester, NY. It is comprised of twenty-nine (29) townships, ten (10) villages, and numerous hamlets across 1,035 square miles (670,100 acres) nestled within serene rolling hills. Allegany County is the destination of choice for businesses looking to start, expand, or relocate. Undeveloped land, available commercial spaces, and charming downtowns offer true authentic country living, ample amenities, and less traffic and congestion than in urban and metropolitan areas.

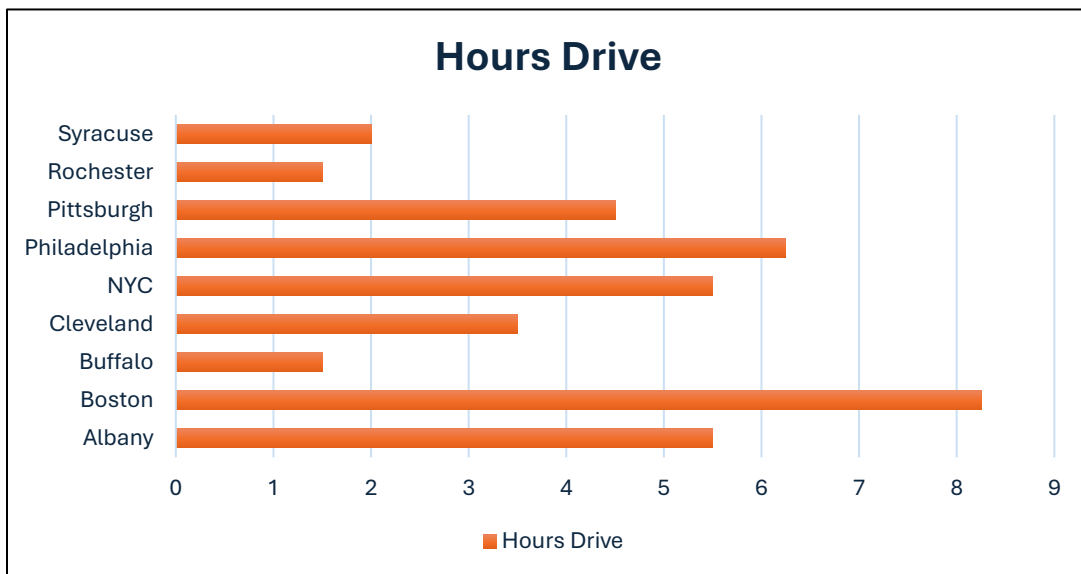
<b>WORKFORCE</b>	
<ul style="list-style-type: none"> <li>• 59% of population are age 19-66               <ul style="list-style-type: none"> <li>○ 40% Prime workforce ages 23-59</li> <li>○ Median Age 39.7</li> </ul> </li> <li>• High influx of outside residents commute into Allegany County for work</li> <li>• Local Workforce Development Team in place to aid in talent acquisition</li> <li>• Low Unemployment Rate</li> </ul>	<ul style="list-style-type: none"> <li>• 56% of population has a college degree               <ul style="list-style-type: none"> <li>○ 4 Colleges - serving over 7,000 students, with focus in:                   <ul style="list-style-type: none"> <li>▪ Agriculture &amp; Technology;</li> <li>▪ Engineering, Art &amp; Culture;</li> <li>▪ Ceramics &amp; Glass;</li> <li>▪ Healthcare</li> </ul> </li> </ul> </li> </ul>

<b>SITES</b>	
<ul style="list-style-type: none"> <li>• Available Commercial Spaces               <ul style="list-style-type: none"> <li>○ 40 Properties</li> <li>○ \$35-\$108/sq ft</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Land               <ul style="list-style-type: none"> <li>○ 10 Lots at 10+ Acres Listed</li> <li>○ Unlisted Property Available for build</li> </ul> </li> </ul>
<b>PROPERTY LISTINGS</b> & Profiles Available upon Request	

<b>UTILITIES</b>	
<ul style="list-style-type: none"> <li>• Power               <ul style="list-style-type: none"> <li>○ Three municipality owned power stations and 2 providers</li> <li>○ Accessible &amp; Reliable 3 phase</li> <li>○ Opportunity for micro-grids and green energy</li> </ul> </li> <li>• Water               <ul style="list-style-type: none"> <li>○ Municipal infrastructure and Private Wells</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Gas               <ul style="list-style-type: none"> <li>○ Natural gas wells and lines throughout the county</li> <li>○ Opportunity to utilize gas as supplemental energy for developable land in rural areas</li> </ul> </li> </ul>

COMPETITIVE ADVANTAGE	
<ul style="list-style-type: none"> <li>• Cost of living 27% below the National Average               <ul style="list-style-type: none"> <li>○ Low operational costs</li> <li>○ Affordable Real Estate</li> </ul> </li> <li>• Site Availability</li> <li>• Incubator Spaces, Co-Working Spaces and Entrepreneurship Opportunities</li> <li>• State, Regional and Local Economic Development groups focused on growing business</li> </ul>	<ul style="list-style-type: none"> <li>• Incentives               <ul style="list-style-type: none"> <li>○ NYS Tax-Based Incentives through Job Creation and Workforce Training</li> <li>○ Operational Support through Technical Assistance</li> <li>○ PILOT Programs</li> <li>○ Innovation and Development Incubators</li> </ul> </li> </ul>

ACCESSIBILITY	
<ul style="list-style-type: none"> <li>• One day's drive to:               <ul style="list-style-type: none"> <li>○ 51% of the of the U.S. and Canada's population for customer base</li> <li>○ 62% of all manufacturing in the US</li> </ul> </li> <li>• Excellent Regional Access</li> <li>• Local Resources and Materials</li> <li>• Well-developed network of local roadways</li> </ul>	<ul style="list-style-type: none"> <li>• Municipal airport equipped for cargo and passenger planes</li> <li>• Industrial railroads with dockside access points               <ul style="list-style-type: none"> <li>○ Connectivity to neighboring counties</li> <li>○ Connectivity to Buffalo, Rochester and NYC</li> </ul> </li> <li>• Access to East Coast Ports for import/export business</li> </ul>



<b>LIFESTYLE &amp; RECREATION</b>	
<ul style="list-style-type: none"> <li>• 100+ recurring annual events</li> <li>• Public Bus Transportation</li> <li>• Museums, Theaters, Art Studios &amp; Galleries, and a rich historical culture</li> <li>• Food, Food, &amp; Brews (Coffee and beers)</li> <li>• Allegany County has no shortage of entertainment, you just have to know where to go</li> <li>• Tons of hidden gems waiting to be found</li> <li>• Rated A- in 84<sup>th</sup> percentile for safety</li> </ul>	<ul style="list-style-type: none"> <li>• Mountains &amp; Hills, Parks, Rivers, Streams, Lakes, &amp; Beaches               <ul style="list-style-type: none"> <li>○ Skiing, Hiking, Trails, ATVs &amp; Snowmobiles, Camping, Hunting, Fishing, Boating, Kayaking, Canoeing &amp; Sailing, Swimming, Horseback riding, and all the other outdoor enthusiast adventures are here.</li> </ul> </li> <li>• Beautiful place to work and live</li> </ul>

**Allegany County is open for new business.**

Contact us to start the conversation on why we are the destination pf choice.

*Ashley A. Smith*

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