

FOR LEASE

Join a Well-Established
Neighborhood Shopping
Destination along
Route 45



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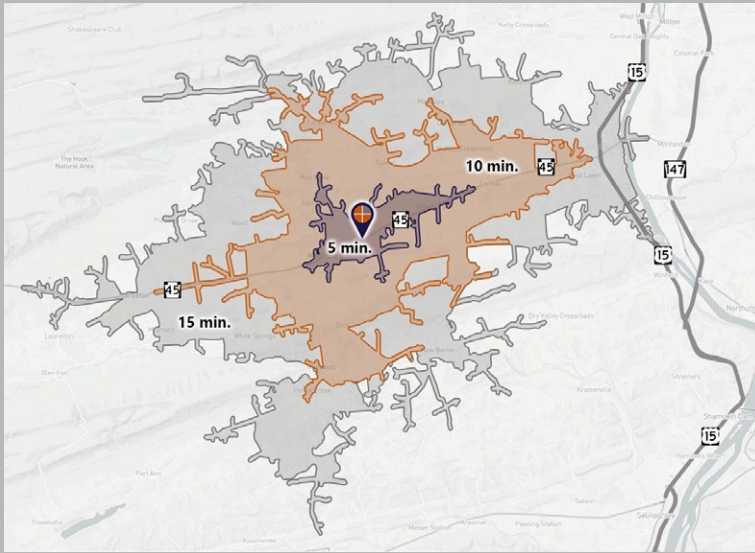
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BUFFALO VALLEY SHOPPING CENTER

DEMOGRAPHICS

Buffalo Valley Shopping Center 333 E. Chestnut St. Mifflinburg, PA			
Variable	5 minutes	10 minutes	15 minutes
Total Population	4,123	12,236	29,950
Population Density (Pop per Sq. Mile)	501.7	215.4	233.5
Total Daytime Population	4,119	11,700	31,775
Total Households	1,728	4,756	10,802
Per Capita Income	\$35,173	\$39,802	\$37,645
Average Household Income	\$84,001	\$101,681	\$102,655
Average Disposable Income	\$65,309	\$77,603	\$78,283
Aggregate Disposable Income	\$112,919,442	\$369,081,105	\$845,686,982
Total (NAICS) Businesses	244	609	1,474
Total (SIC01-99) Employees	2,049	5,779	13,415
Annual Budget Expenditures	\$125,082,993	\$417,281,104	\$956,222,306
Retail Goods	\$40,835,044	\$138,246,066	\$314,272,083

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Buffalo Valley Shopping Center is a well-established neighborhood shopping center strategically located along Route 45, one of Union County's primary east-west corridors connecting Mifflinburg and Lewisburg. The center offers excellent visibility, convenient access, ample parking, and a strong mix of daily-needs retailers and service providers that generate consistent customer traffic.

Anchored by national and regional businesses, the shopping center draws consistent traffic from Mifflinburg Borough and the surrounding communities. Its complementary tenant mix encourages cross-shopping and provides businesses with exposure to an established customer base.

Ideally positioned near residential neighborhoods, local employers, schools, and surrounding communities, Buffalo Valley Shopping Center is well suited for retailers, restaurants, medical and professional offices, personal service providers, health and wellness businesses, and specialty concepts. Available spaces offer the opportunity to join a stable commercial center serving the everyday needs of the region.

Whether expanding an existing business or entering the Union County market, Buffalo Valley Shopping Center provides the visibility, accessibility, and customer base to support long-term success.

PROPERTY DETAILS

- Total Building Size:.....73,540 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- NNN Costs:.....\$2.85/SF
- Zoning:.....GC - General Commercial
- Land/Lot Size:.....6.82 acres
- Parking:.....Paved Lot, Shared
- Year Built:.....1977

- Roof Type:.....Various
- Construction:.....Masonry/Wood
- Water/Sewer:.....Public

SPACES AVAILABLE

- Suite 307:.....3,510 SF Available 10/1/27
- Suite 311:.....16,265 SF Available 11/1/26
- Suite 312:.....2,710 - 6,500 SF

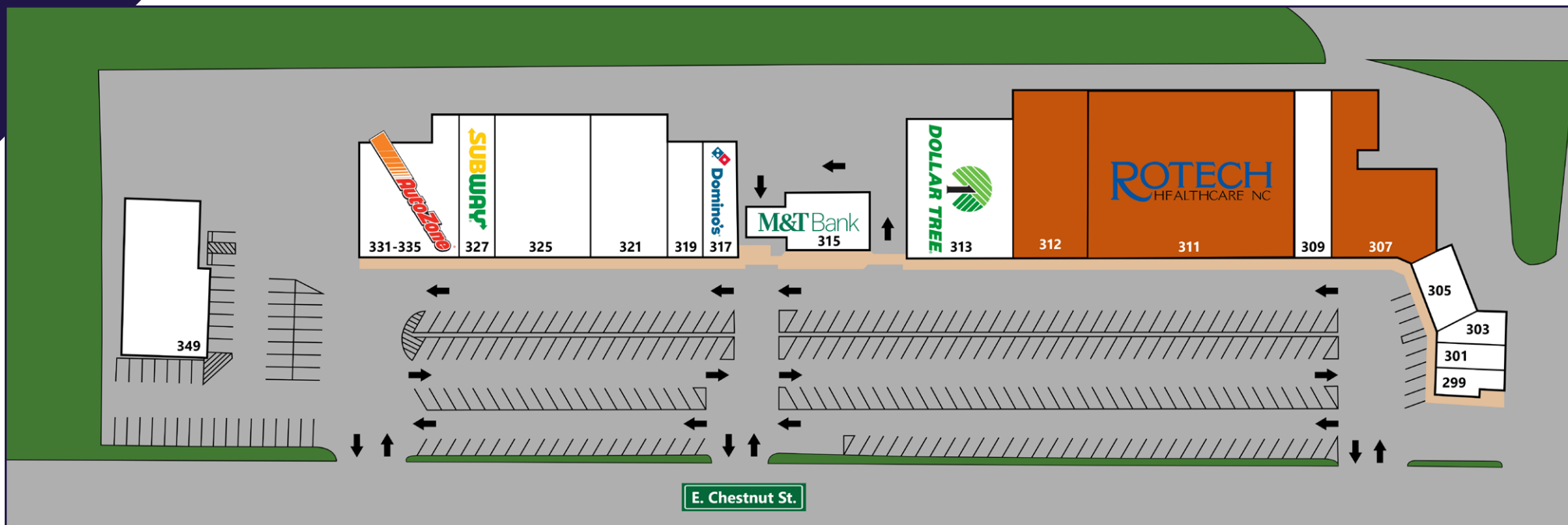
TRAFFIC COUNTS

- E. Chestnut St./Route 45:.....10,069 VPD
- Fourth St/Route 304:.....2,470 VPD

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SITE PLAN | BUFFALO VALLEY SHOPPING CENTER



Tenants & Availabilities								
Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
299	Sholley Agency Inc.	1,000	311	Rotech Healthcare (Available 11/01/26)	16,265	319	Rotech Healthcare	2,000
301	China Chef	1,380	312	AVAILABLE	2,710-6,500	321	Mifflinburg Variety	5,000
305	The Laundry Room of Mifflinburg	1,500	313	Dollar Tree	9,370	327	Subway	1,522
307	AVAILABLE (10/01/27)	3,510	315	M&T Bank	2,501	331-335	AutoZone	5,554
309	Senior Helpers	1,422	317	Domino's	2,000	349	Eastside Diner	5,000

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EXTERIOR PHOTOS | AVAILABLE SPACES

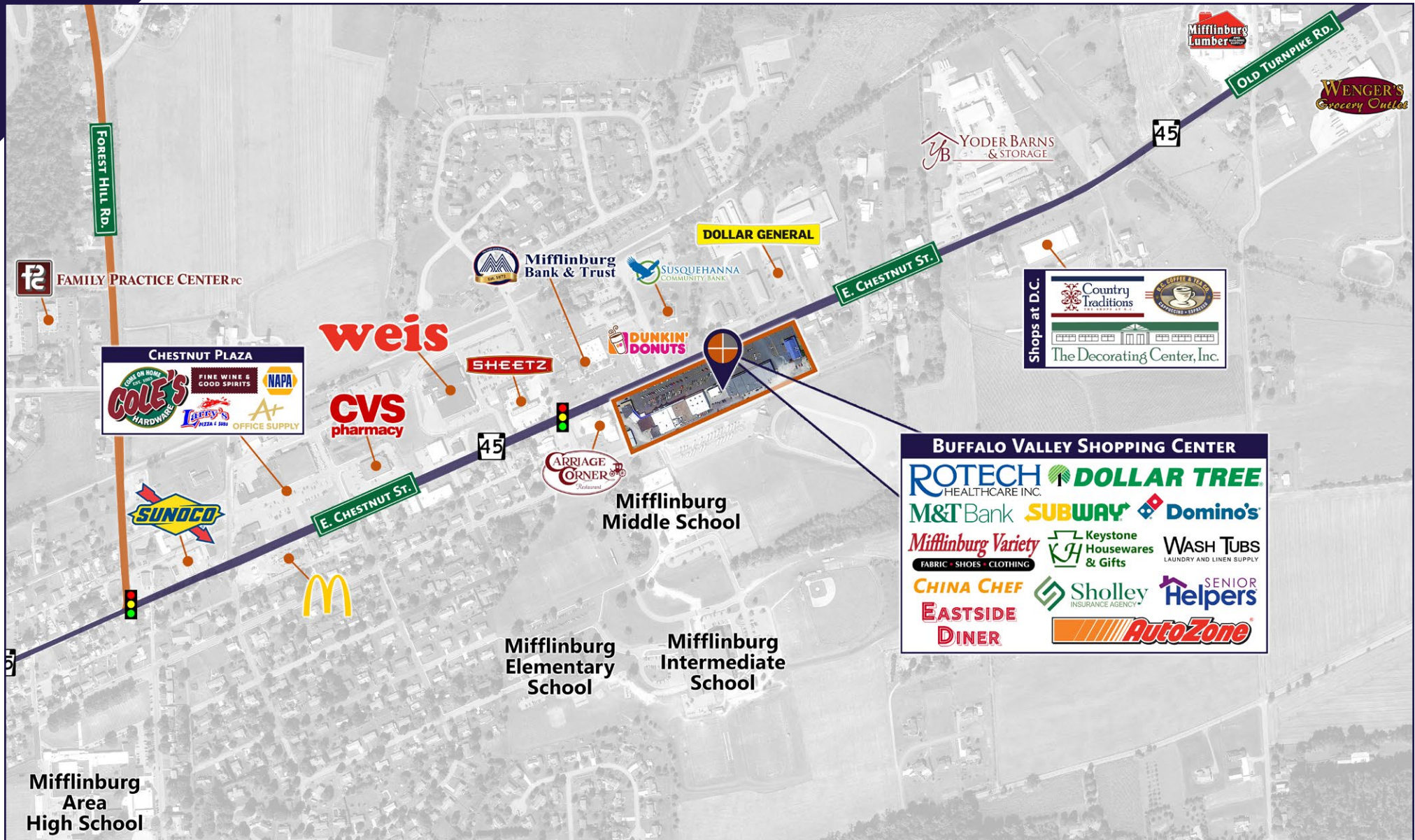


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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE & BUILDING PHOTOS



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