Buffalo Valley Shopping Center

Mifflinburg Borough | Union County — **333 E. Chestnut St. Mifflinburg, PA 17844**

TRUE Commercial Real Estate LLC

For Lease

Join a Well-Established Neighborhood Shopping Destination along Route 45



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

Chris Seitz
Cell: 717.887.3820
chris@truecommercial.com

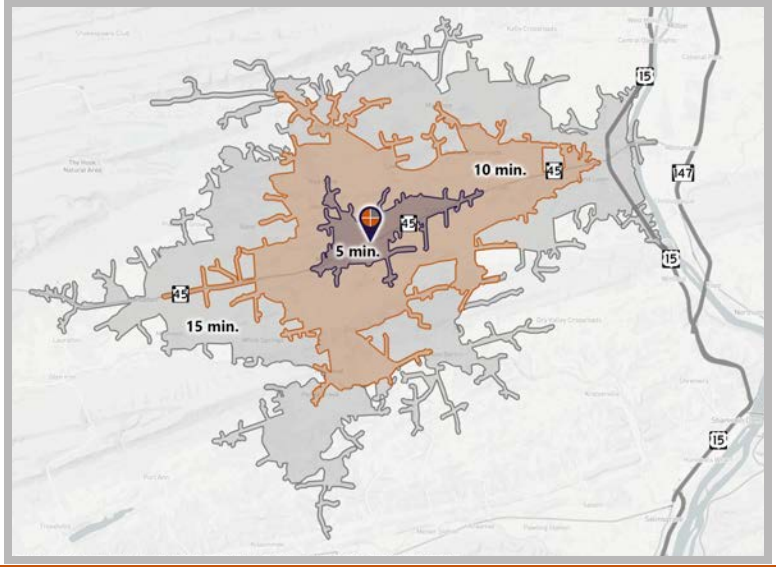
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Buffalo Valley Shopping Center

DEMOGRAPHICS

Variable	Buffalo Valley Shopping Center 333 E. Chestnut St. Mifflinburg, PA		
Travel Distance from Site	**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:.....75,241 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

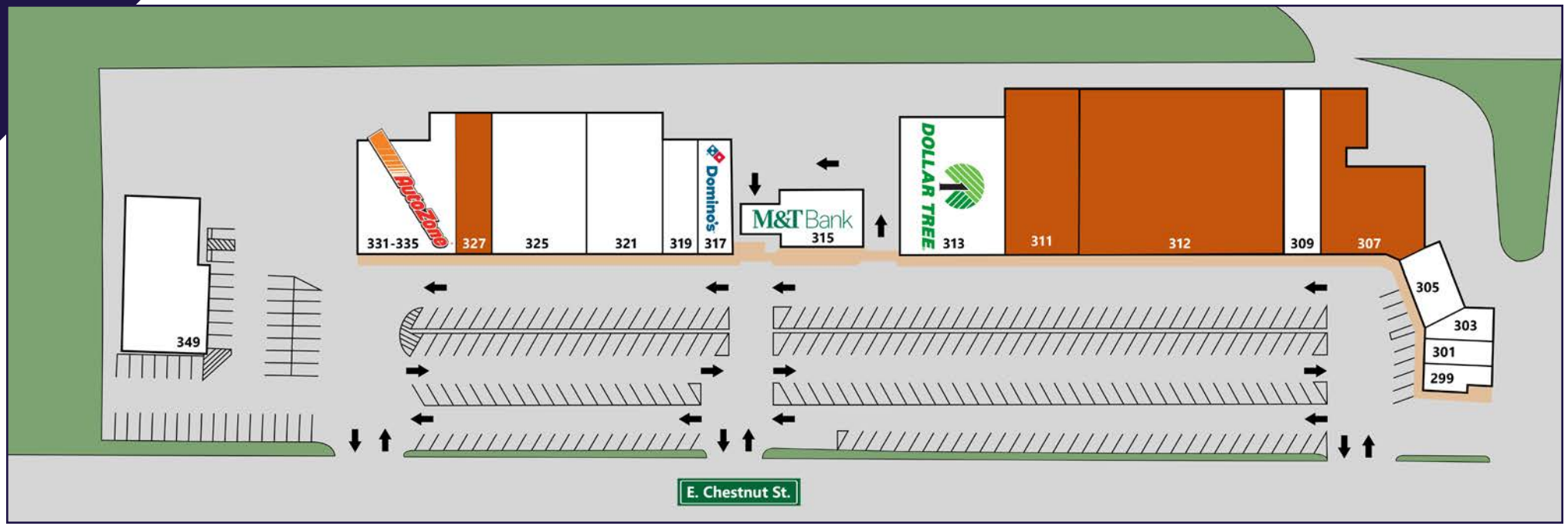
- Suite 307:..... 3,510 SF (Available 10/1/2027)
- Suite 311:.....16,265 SF
- Suite 312:.....2,710 SF - 6,207 SF
- Suite 327:..... 1,522 SF

TRAFFIC COUNTS

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

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Site Plan | Buffalo Valley Shopping Center

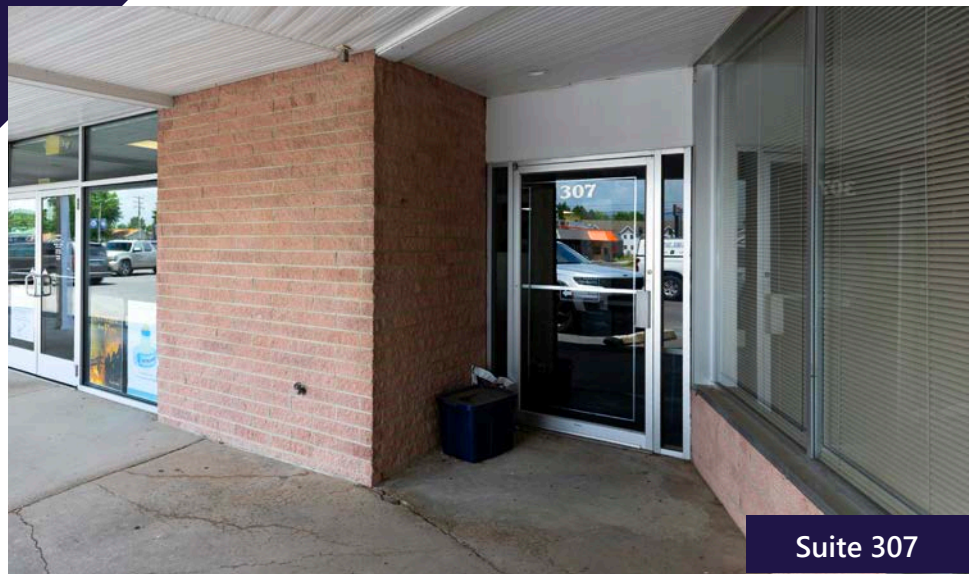


Tenants & Availabilities

Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
299	Sholley Agency Inc.	1,000	**311**	**AVAILABLE**	**16,265**	321-325	Mifflingburg Variety	13,500
301	China Chef	1,380	**312**	**AVAILABLE**	**2,710-6,207**	**327**	**AVAILABLE (Former Subway)**	**1,522**
303	Free & Whole Trauma Care	864	313	Dollar Tree	9,370	331-335	AutoZone	7,200
305	The Laundry Room of Mifflinburg	1,500	315	M&T Bank	2,501	349	Eastside Diner	5,000
307	**AVAILABLE 10/1/2027**	**3,510**	317	Domino's	2,000			
309	Senior Helpers	1,422	319	Rotech Healthcare	2,000			

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Exterior Photos | Available spaces



Suite 307


Suite 311


Suite 312



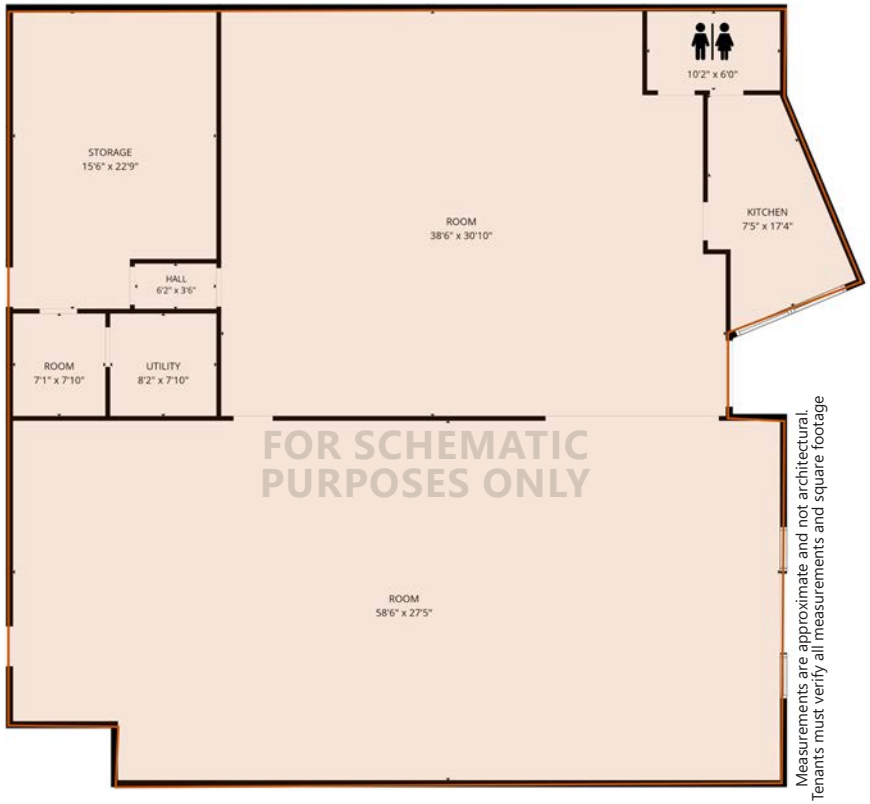
Suite 327

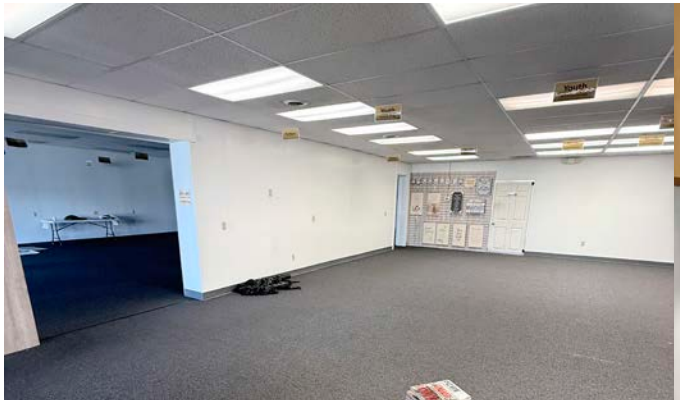
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Suite 307 | Floor Plan

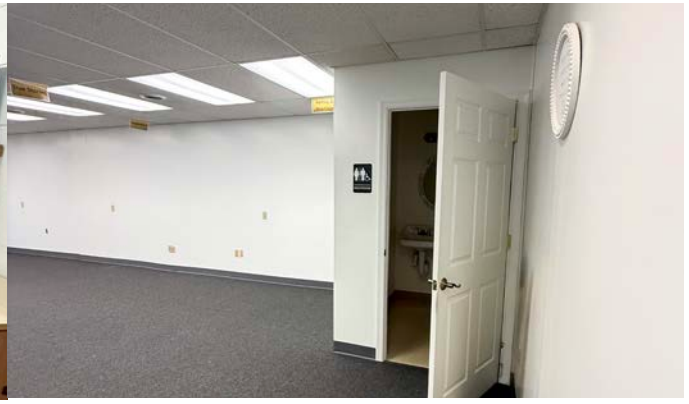
SUITE HIGHLIGHTS

-Approx. 3,510 SF
-Available 10/1/27
-Potential to Subdivide
-Two (2) front entrances
-Separate electrical panels
-Private Bathroom
-Open Layout









The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Suite 311 | Floor Plan

SUITE HIGHLIGHTS

-Approx. 16,265 SF
-Large Space
-High Visibility
-Large Break Room
-This space can be combined with space 312 for a total square footage of 22,472 SF







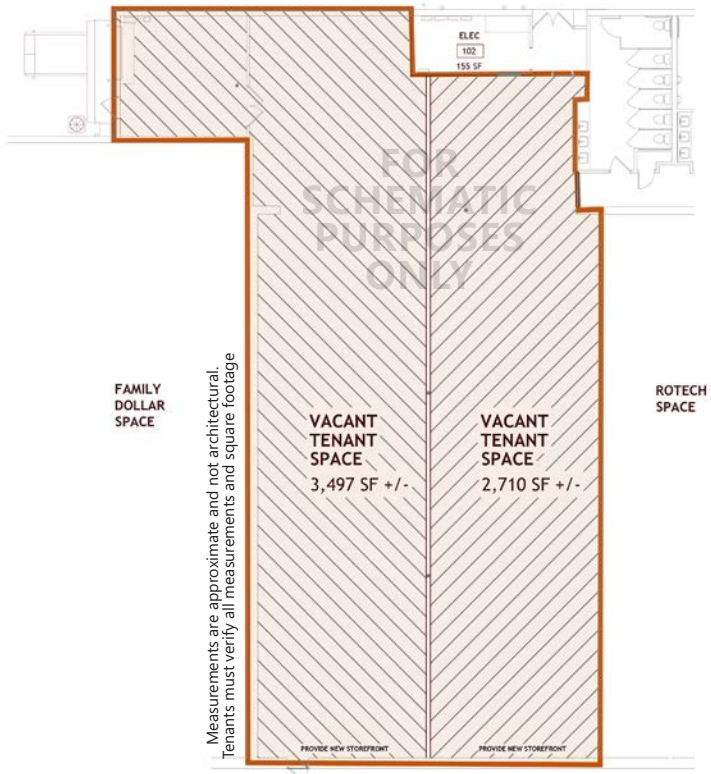


The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Suite 312 | Floor Plan

SUITE HIGHLIGHTS

-Approx. 2,710 - 6,207 SF
-Available Together or Separately
-Open Layout
-This space can be combined with space 311 for a total square footage of 22,472 SF







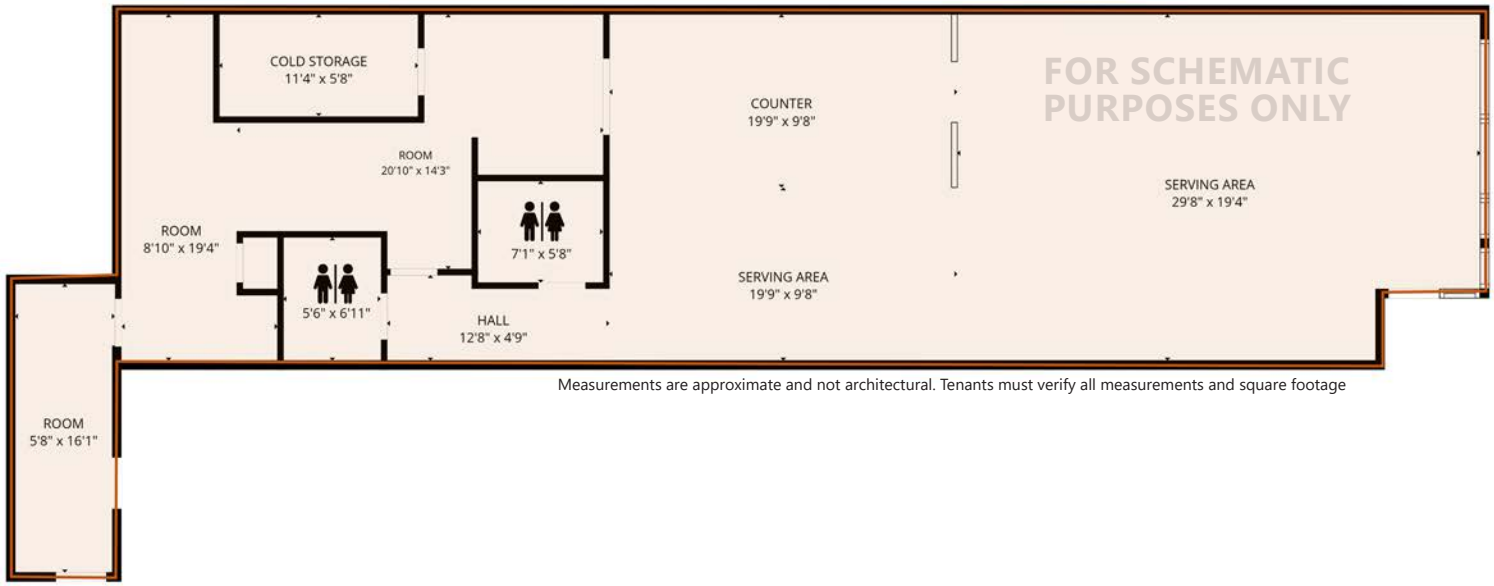


The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

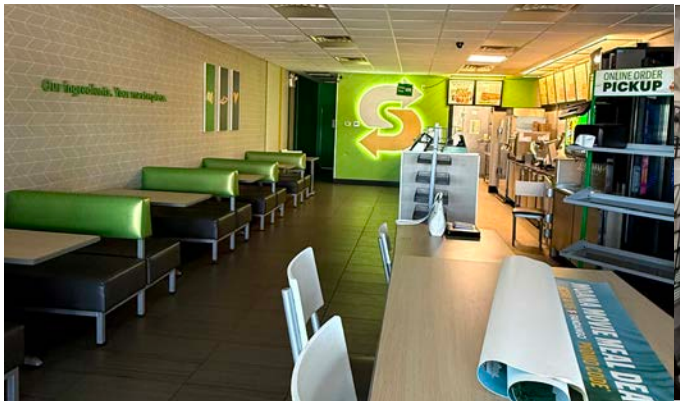
Suite 327 | Floor Plan

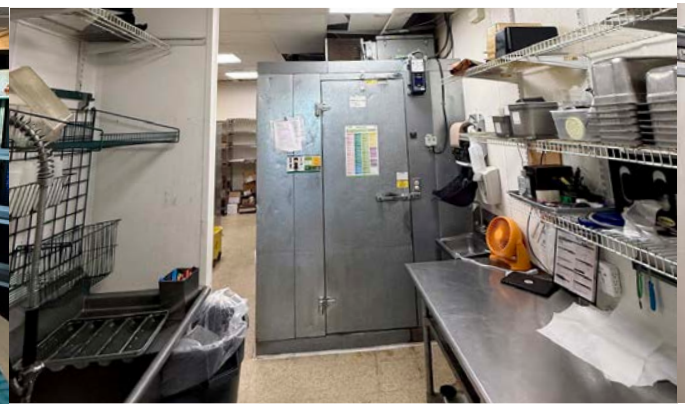
SUITE HIGHLIGHTS

-Approx. 1,522 SF
-Former Subway Restaurant
-Fully Equipped Kitchen
-Cold Storage
-Two Private Bathrooms
-Additional Access Point



Measurements are approximate and not architectural. Tenants must verify all measurements and square footage

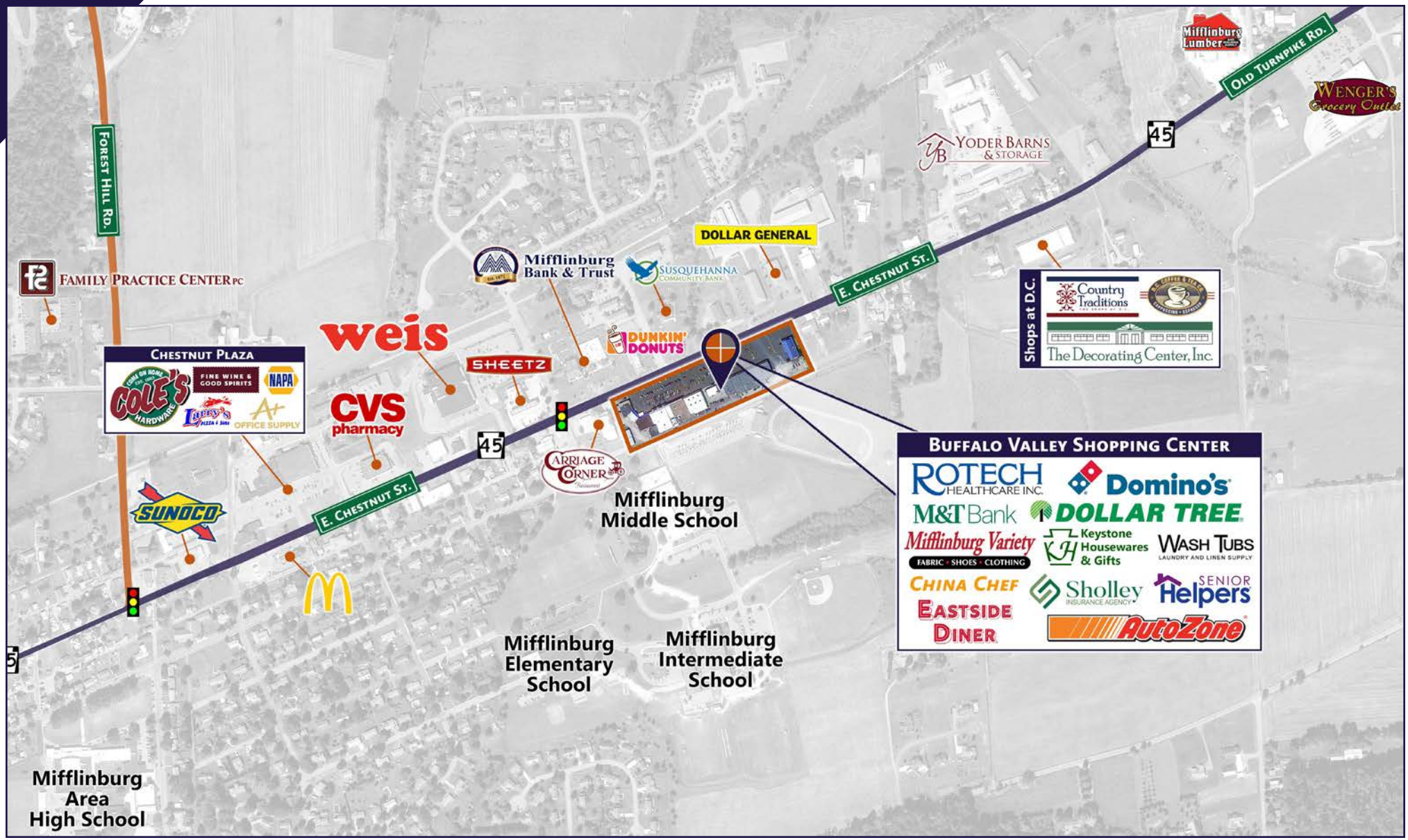






The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Regional Area Map



The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Aerial Drone & Building Photos









The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.