



BUFFALO VALLEY SHOPPING CENTER

Mifflinburg Borough | Union County

333 E. Chestnut St. Mifflinburg, PA 17844

FOR LEASE

Join these established and successful stores in this neighborhood shopping center along Route 45.

JOIN



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

Chris Seitz
Cell: 717.887.3820
chris@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.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		3,443	9,747	26,563
Population Density (Pop per Sq. Mile)		655.1	235.4	258.3
Total Daytime Population		3,310	9,224	29,989
Total Households		1,495	3,837	9,576
Per Capita Income		\$31,091	\$36,037	\$34,216
Average Household Income		\$72,406	\$91,321	\$93,464
Average Disposable Income		\$58,837	\$70,798	\$71,259
Aggregate Disposable Income		\$87,961,179	\$271,650,730	\$682,380,133
Total (SIC01-99) Businesses		222	482	1,352
Total (SIC01-99) Employees		2,156	4,338	16,059
Total (SIC01-99) Sales		\$389,900,197	\$762,830,723	\$1,933,408,845
Annual Budget Expenditures		\$94,710,758	\$305,720,754	\$780,266,622
Retail Goods		\$31,159,476	\$100,998,587	\$253,919,047

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Buffalo Valley Shopping Center offers convenience and accessibility in Mifflinburg's retail and dining hub. Ideally situated along the highly traveled Route 45 corridor, the center benefits from strong visibility and consistent local traffic.

Anchored by well-known national and regional tenants such as AutoZone, Dollar Tree, Domino's, M&T Bank, and Subway, along with a mix of complementary local businesses, the center fosters frequent visits and neighborhood engagement.

Located in the scenic Buffalo Valley region of Union County, Mifflinburg is a growing community known for its small-town charm and strong local workforce. The shopping center serves Mifflinburg and nearby areas like Lewisburg and New Berlin, making it a central destination for everyday needs.

Professionally managed, the property is ideal for medical users, health and wellness providers, restaurants, and specialty retailers seeking established traffic and convenient parking.

With ongoing regional growth and limited competing retail options nearby, Buffalo Valley Shopping Center is an excellent choice for businesses aiming to expand in a community-focused environment.

PROPERTY DETAILS

- Total Building Size:..... 73,540 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- NNN Costs:.....\$3.50/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

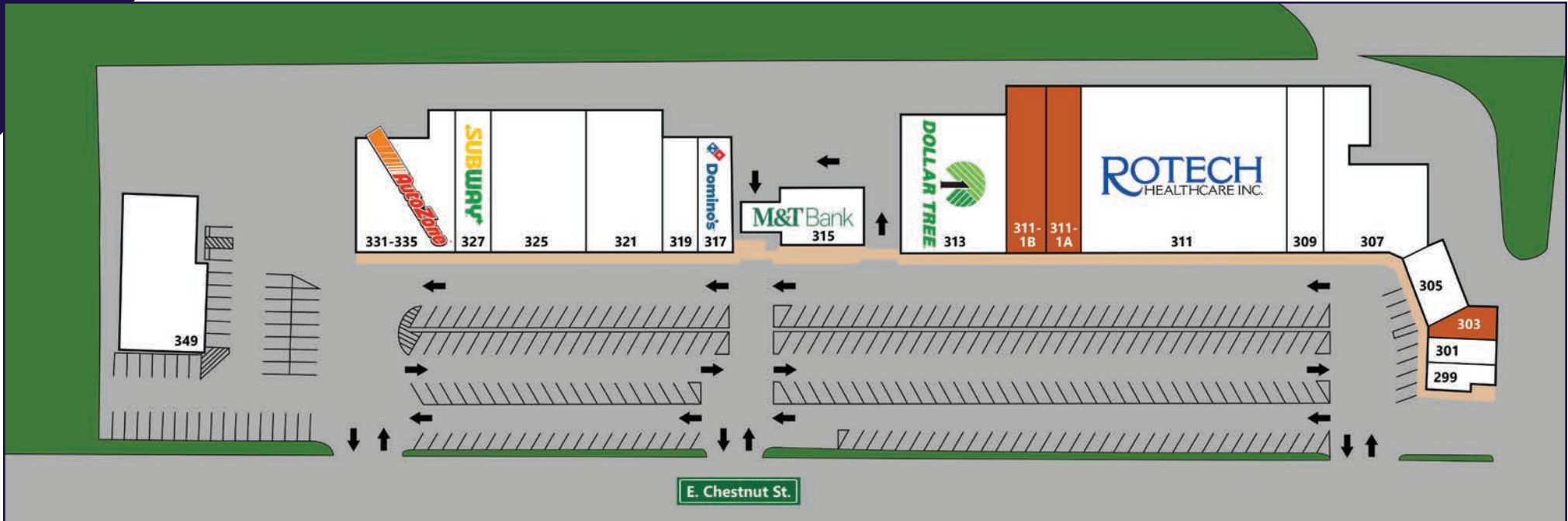
- Suite 303:.....864 SF
- Suite 311-1A:..... 2,710 SF
- Suite 311-1B:..... 3,497 SF

TRAFFIC COUNTS

- E. Chestnut St./Route 45:..... 11,735 VPD

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

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	16,265	319	Rotech Healthcare	2,000
301	China Chef	1,380	311-1A	AVAILABLE	2,710	321	Mifflinburg Variety	5,000
303	AVAILABLE	864	311-1B	AVAILABLE	3,497	325	Keystone Housewares	8,000
305	The Laundry Room of Mifflinburg	1,500	313	Dollar Tree	9,370	327	Subway	1,522
307	Golden Apple Bookstore	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

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

ESTABLISHED REGIONAL AREA MAP



For More Information Call: 717.850.TRUE (8783) | www.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.



AERIAL DRONE & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.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.



AERIAL DRONE & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.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.