



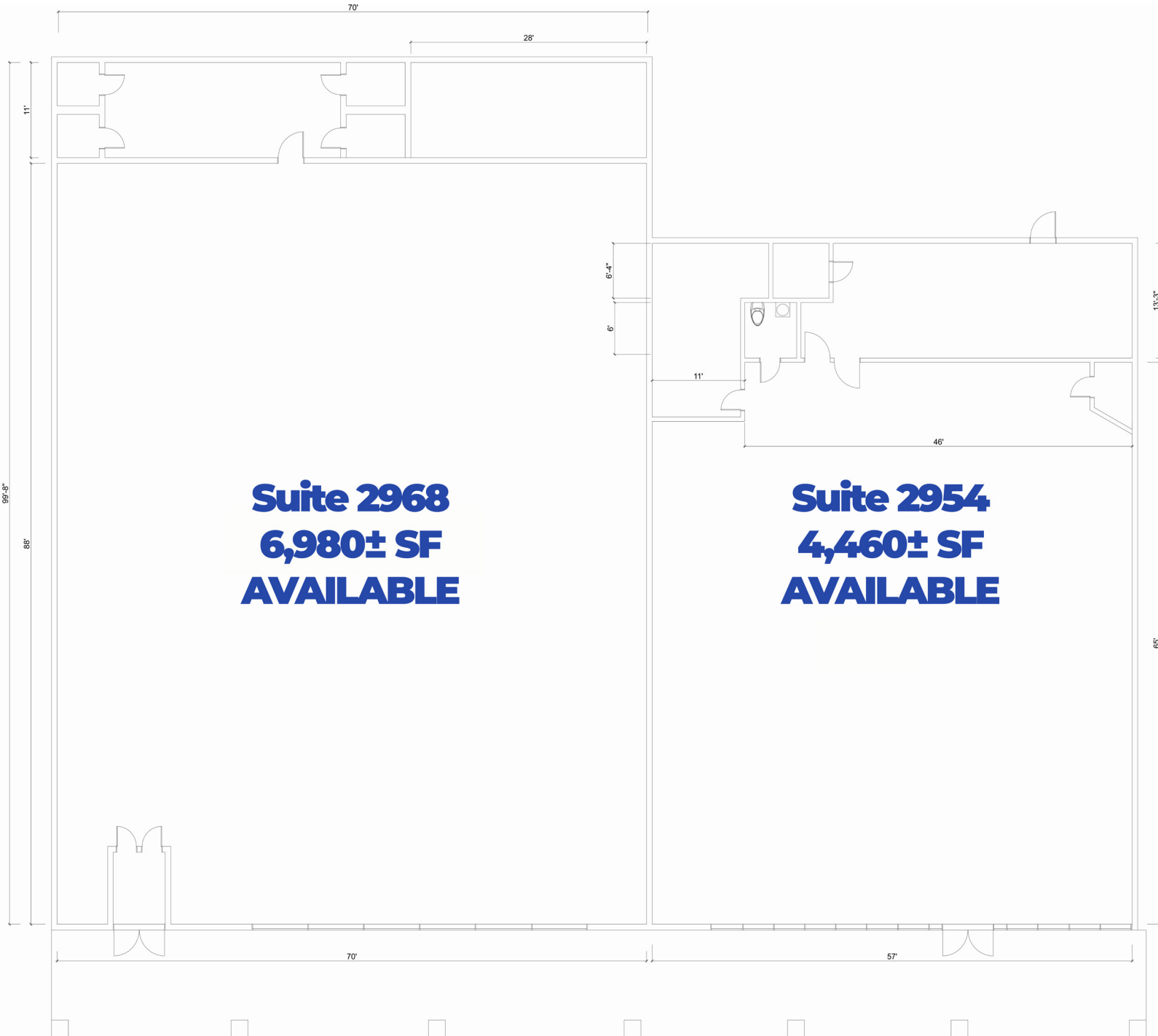
Valley Shopping Plaza *2900 - 3014 Elmira Street, Sayre, Pennsylvania*

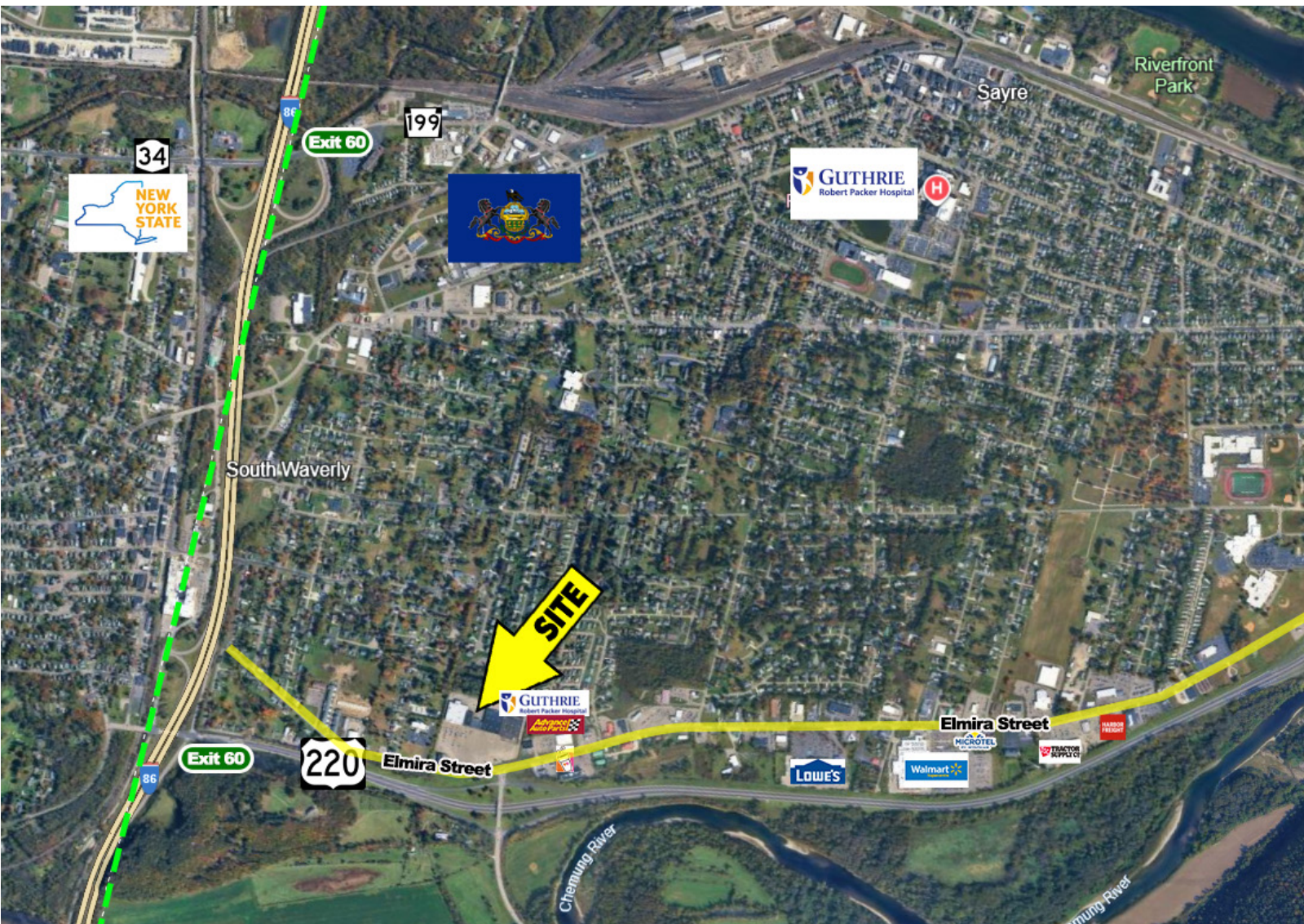
Discover the Valley Shopping Center, a 160,540 SF established strip center anchored by Tops Food Mart in Sayre, PA—just half a mile from the New York border. Ideally situated next to the future 100,000 SF Guthrie medical center, the property is poised to serve as a key retail hub for the region.

The center benefits from strong visibility in a thriving retail corridor marked by low vacancy rates and a robust mix of national retailers. Alongside Tops Food Mart, tenants include well-known brands such as Aaron's and Tire Choice Auto Service Center.

- 4,460± SF and 6,980± SF in-line retail spaces available for lease
- Spaces can be combined or divided to meet lessee needs.
- Shell condition
- Just off Interstate 86 with frontage on busy Route 220
- At gateway to regional shopping district.
- Professional management
- Ample parking
- Located in the major Sayre/Waverly shopping district
- Join Tops Friendly Market, Guthrie, Tire Choice Auto Service Centers, King Smokeshop, Aaron's, and in this well designed, active retail center.
- Competitive lease rates







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Elmira Street is the beating heart of Sayre's shopping and business district, serving as the primary commercial corridor for this vibrant Northern Pennsylvania community. Just half a mile from the New York border, Elmira Street offers unmatched visibility and accessibility to both Pennsylvania and Southern Tier New York markets.

This high-traffic retail strip is anchored by national brands, local businesses, and essential services, making it the go-to destination for residents and visitors alike. Daily traffic counts consistently deliver strong exposure for retailers, while nearby employers, medical centers, and housing bring a steady flow of customers.

Positioned within a thriving tri-state region, Elmira Street blends small-town charm with big-market opportunity.