



# 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



**DOLLAR TREE**



**Domino's**

**M&T Bank**

**SUBWAY**



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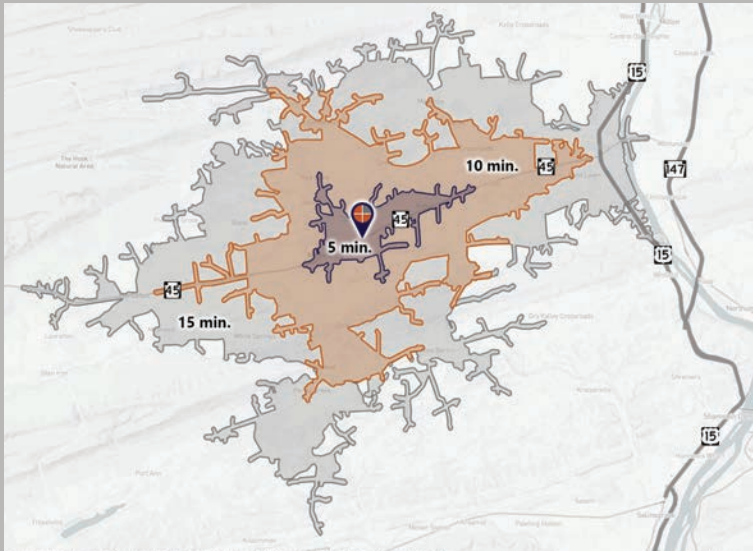


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## DEMOGRAPHICS

| Variable                              | Buffalo Valley Shopping Center<br>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 brings ease and convenience to Mifflinburg's retail, dining and service options. The shopping center is situated along the commercial corridor of Route 45 in Mifflinburg Borough.

This neighborhood shopping center features a Dollar Tree, M&T Bank, Domino's, Subway, Rotech Healthcare, Inc., Keystone Housewares, and many other great tenants.

Professionally managed property that is an ideal opportunity for medical, health/wellness, restaurants and service-oriented businesses.

## 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
- Cooling:.....Central Air
- Water:.....Public
- Sewer:.....Public

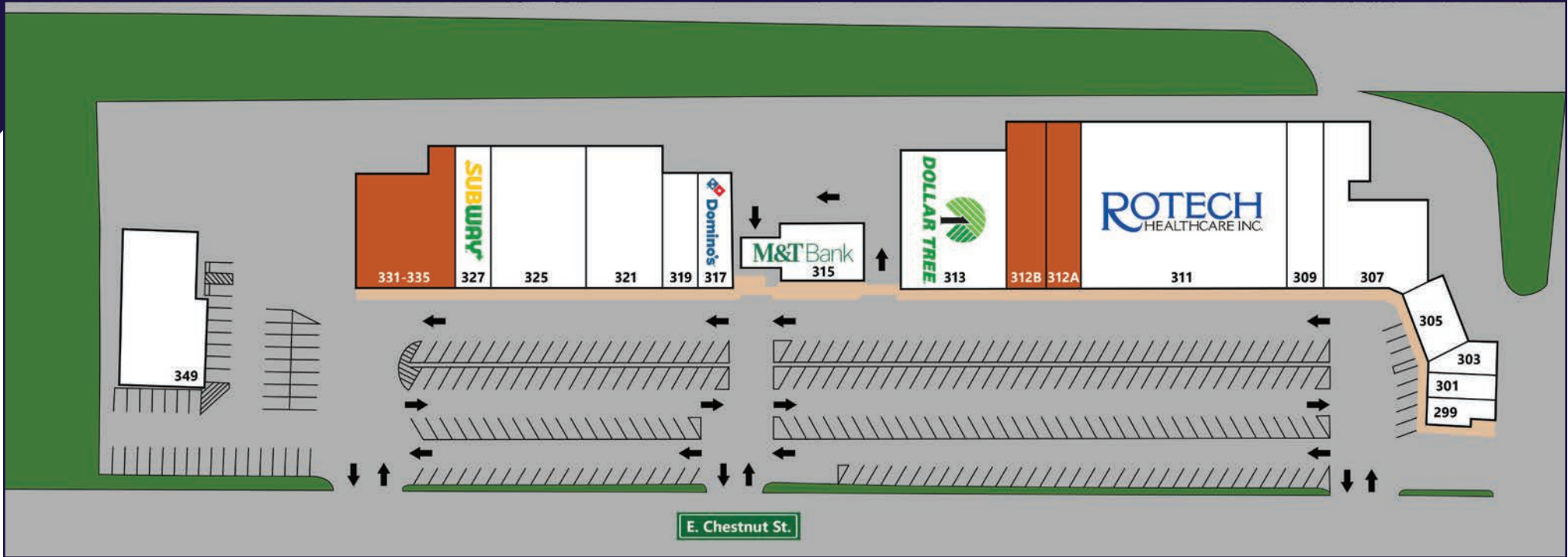
## TRAFFIC COUNTS

- E. Chestnut St./Route 45:..... 11,735 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 | 16,265       | 319            | Rotech Healthcare               | 2,000        |
| 301   | China Chef                      | 1,380   | <b>312A</b> | <b>AVAILABLE</b>  | <b>2,710</b> | 321            | Mifflinburg Variety             | 5,000        |
| 303   | Stanton Chiropractic            | 864     | <b>312B</b> | <b>AVAILABLE</b>  | <b>3,497</b> | 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        | <b>331-335</b> | <b>LEASE PENDING - AUTOZONE</b> | <b>5,554</b> |
| 309   | Senior Helpers                  | 1,422   | 317         | Domino's          | 2,000        | 349            | Eastside Diner                  | 5,000        |

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# ESTABLISHED REGIONAL AREA MAP



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# AERIAL DRONE & BUILDING PHOTOS



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