

# BUFFALO VALLEY SHOPPING CENTER

333 E Chestnut St | Mifflinburg, PA | 17844

**5,000 SF AVAILABLE | FOR LEASE**

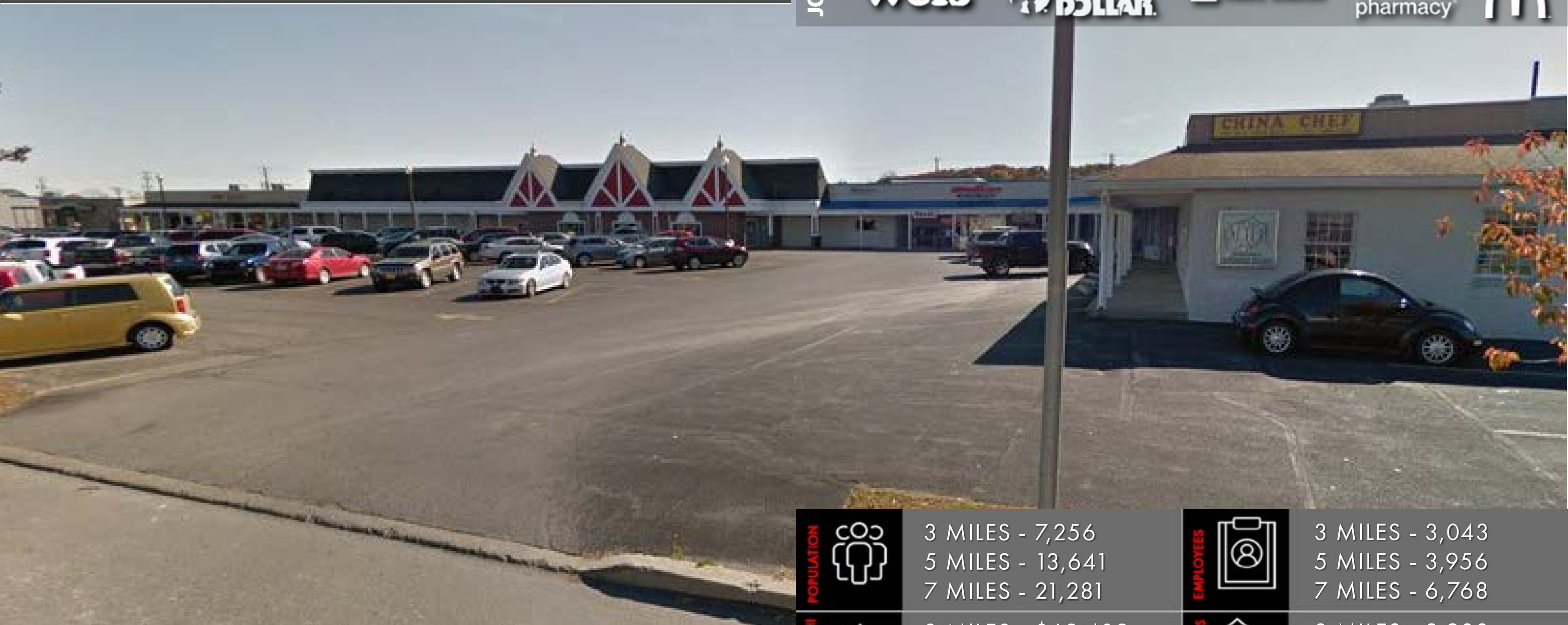
JOIN

**weis**

**FAMILY DOLLAR**

**M&T Bank**

**CVS pharmacy**



<b>POPULATION</b>		3 MILES - 7,256	<b>EMPLOYEES</b>		3 MILES - 3,043
		5 MILES - 13,641			5 MILES - 3,956
		7 MILES - 21,281			7 MILES - 6,768
<b>AVERAGE HHI</b>		3 MILES - \$69,409	<b>HOUSEHOLDS</b>		3 MILES - 2,983
		5 MILES - \$73,478			5 MILES - 5,425
		7 MILES - \$79,034			7 MILES - 8,464

**TRAFFIC COUNTS:** E. CHESTNUT ST: 12,346 VPD

## PROJECT

5,000 SF pad site available at the Buffalo Valley Shopping Center. This neighborhood center includes Subway, YMCA, Family Dollar, M&T Bank, Domino's, and variety of service oriented professionals.

ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK**

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**MARKE JACOBS | CHRIS SEITZ**  
717-843-5555  
www.bennettwilliams.com

**Bennett WILLIAMS**  
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

# BUFFALO VALLEY SHOPPING CENTER

333 E Chestnut St | Mifflinburg, PA | 17844

## TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
299	TOM DEIHL AGENCY	1,000 SF
301	NEW CHINA CHEF	1,380 SF
303	STATION CHIROPRACTIC CENTER	864 SF
305	WASH TUB LAUNDRIES	1,500 SF
307	MIFFLINBURG VARIETY	3,510 SF
309	MARTIN & LOBOS, LLC	1,422 SF
311	ROTECH HEALTHCARE INC.	22,800 SF
313	FAMILY DOLLAR	9,370 SF
315	M & T BANK	2,501 SF
317	DOMINOS	2,000 SF
319	ROTECH HEALTHCARE INC.	2,000 SF
321	MODERN HERITAGE	5,000 SF
325	KEYSTONE HOUSEWARES	8,000 SF
327	SUBWAY	1,522 SF
331-335	GREATER SUSQUEHANNA VALLEY YMCA	5,554 SF
349	OLD TURNPIKE RESTAURANT	5,000 SF



York Office: 3528 Concord Rd. York, PA 17402  
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

MARKE JACOBS | CHRIS SEITZ  
 717-843-5555  
 www.bennettwilliams.com



# BUFFALO VALLEY SHOPPING CENTER

333 E Chestnut St | Mifflinburg, PA | 17844



## PROPERTY SUMMARY

<b>Available SF:</b>	5,000 SF
<b>Lease Rate:</b>	\$65,000 per year (NNN)
<b>Lot Size:</b>	6.82 Acres
<b>Building Size:</b>	73,540 SF
<b>Zoning:</b>	COMMERCIAL
<b>Market:</b>	Lewisburg
<b>Traffic Count:</b>	11,000 CPD
<b>Property Type:</b>	Retail

## PROPERTY HIGHLIGHTS

- 5,000 SF Available for Lease
- Situated along the commercial corridor of Mifflinburg Route 451
- Join YMCA, Family Dollar, M&T Bank, Domino's, and a good mix of service oriented professionals
- Pad Site can be redeveloped



York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**MARKE JACOBS | CHRIS SEITZ**  
717-843-5555  
www.bennettwilliams.com



# BUFFALO VALLEY SHOPPING CENTER

333 E Chestnut St | Mifflinburg, PA | 17844



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**MARKE JACOBS | CHRIS SEITZ**  
717-843-5555  
www.bennettwilliams.com

**Bennett WILLIAMS**  
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.