



**THE PREMIER BROKER FOR
SENIOR HOUSING & HEALTHCARE FACILITIES**

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ROCKWELL CENTER ASSISTED LIVING

32 S. Turbot Avenue

**NORTHUMBERLAND COUNTY
MILTON, PENNSYLVANIA**



220 BED FACILITY

VACANT: PERFECT FOR REDEVELOPMENT

- *Assisted Living • Memory Care*
- *Behavioral Health • Community Center*

Exclusively Offered At \$3,000,000

***PrestigeGroupSeniorHousing.com
PrestigeGroup.com***

ROCKWELL CENTER ASSISTED LIVING

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ROCKWELL CENTER ASSISTED LIVING EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“ Rockwell Center Assisted Living”

**32 S. Turbot Avenue • Milton, Pennsylvania 17847
Northumberland County**

Rockwell Center Assisted Living is a recently validated 220 bed personal care/assisted living facility.

The three-story brick building was originally the Milton Area High School. It is 56,628 +/-sf and sits on approximately 1.3 acres.

Current ownership purchased the property in the late 1980's and converted it to a personal care facility. They owned and operated the facility since the initial conversion until its closing in June 2023.

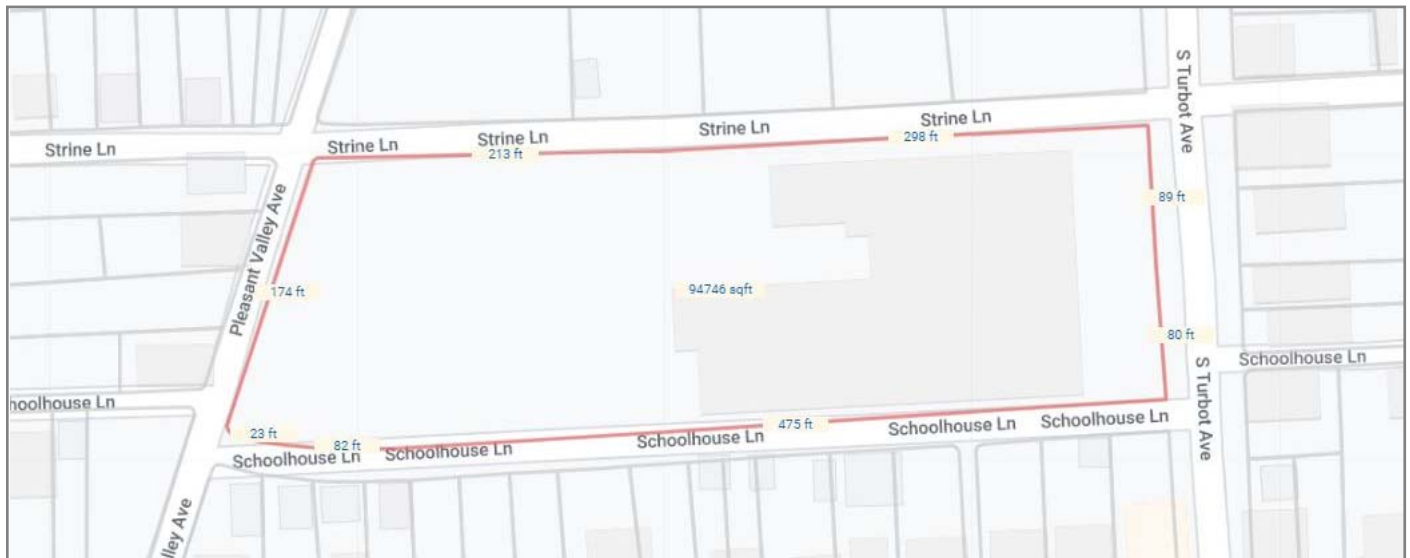
The property can be continued as a personal care facility or redeveloped for a change of use.

The sale of the facility presents a unique value add opportunity to a new buyer. Because the building was purpose built as a high school, it offers spaces not ordinary to a personal care home. There is a large auditorium with a stage, large fitness center and social hall. These amenities lends itself to change of use to behavioral health, drug rehab center, mental health, adult day care, community center or other residential facility.

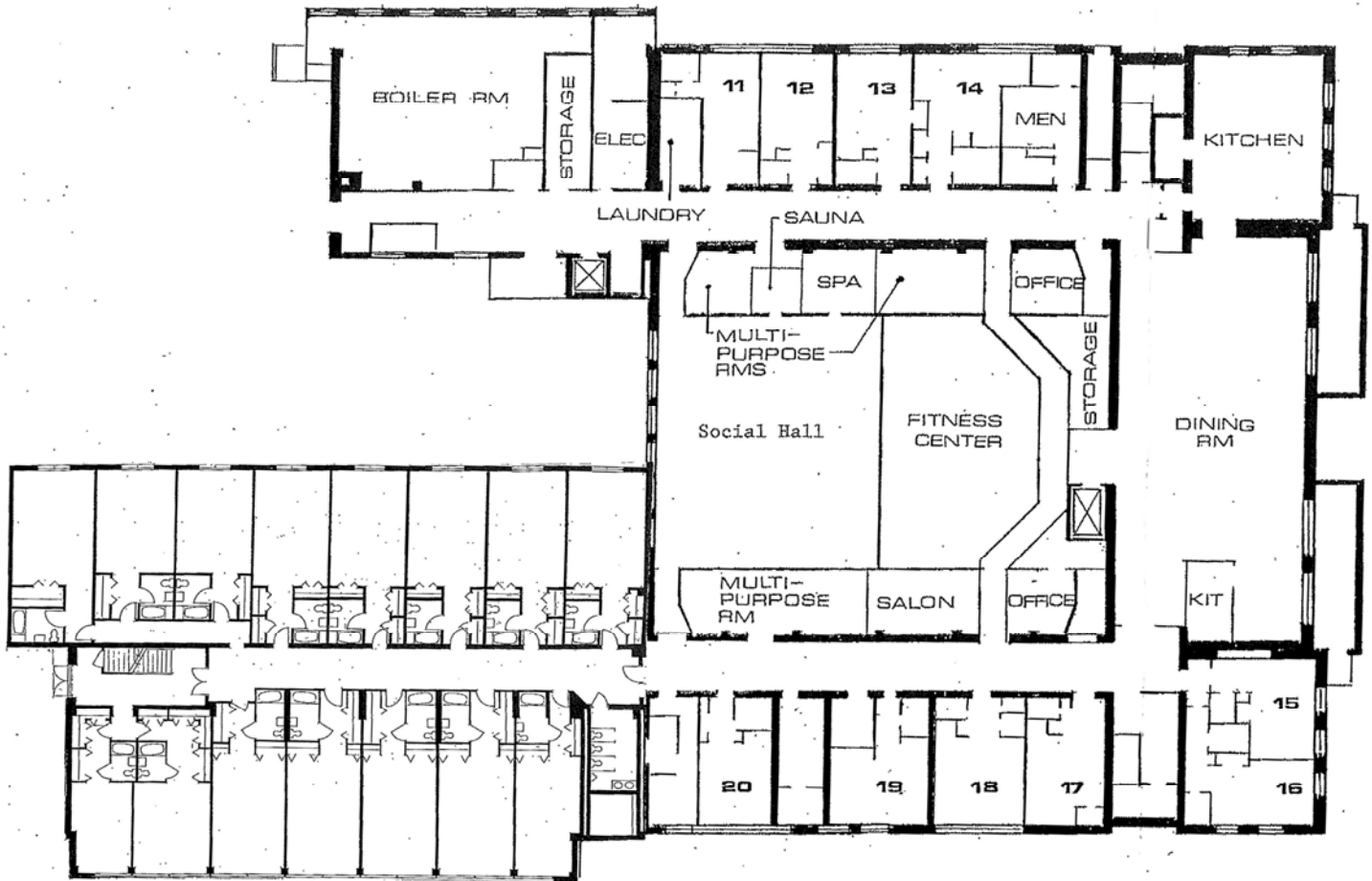
The facility offers all the amenities for continuation as a personal care home:

- 220 Beds
- 99-101 Units
- Dining Room
- Commercial Kitchen
- Hair Salon
- Multi-Purpose Room
- Two Elevators
- Social Hall
- Sauna and Spa
- In-House Laundry
- Library
- Auditorium with Stage
- Offices and Storage Areas
- HVAC System
- Closed Loop Heat Pumps

ROCKWELL CENTER ASSISTED LIVING AERIAL VIEW AND TAX MAP



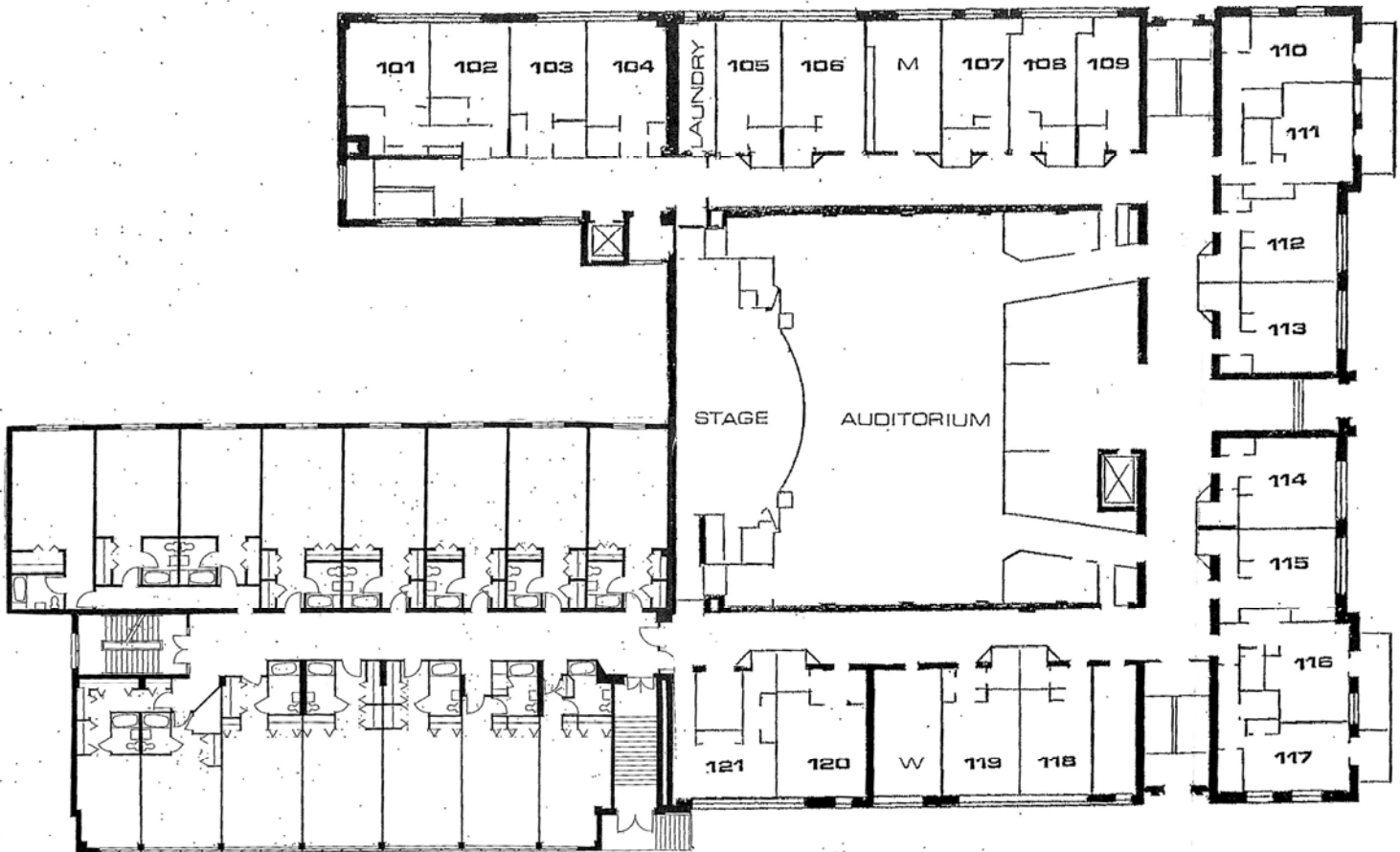
ROCKWELL CENTER ASSISTED LIVING FLOOR PLAN - GROUND FLOOR



GROUND FLOOR

25 UNITS

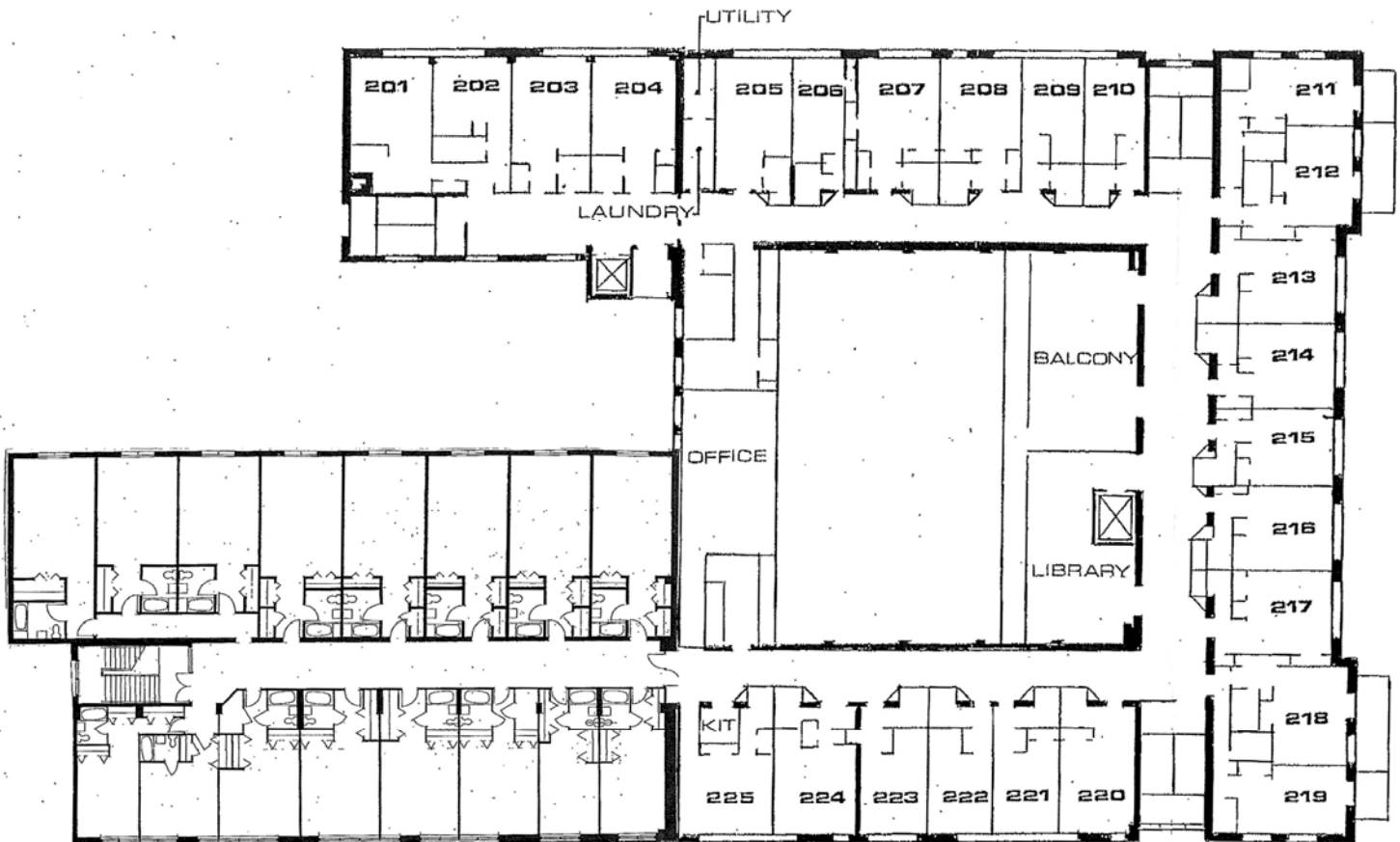
ROCKWELL CENTER ASSISTED LIVING FLOOR PLAN - FIRST FLOOR



FIRST FLOOR

36 UNITS

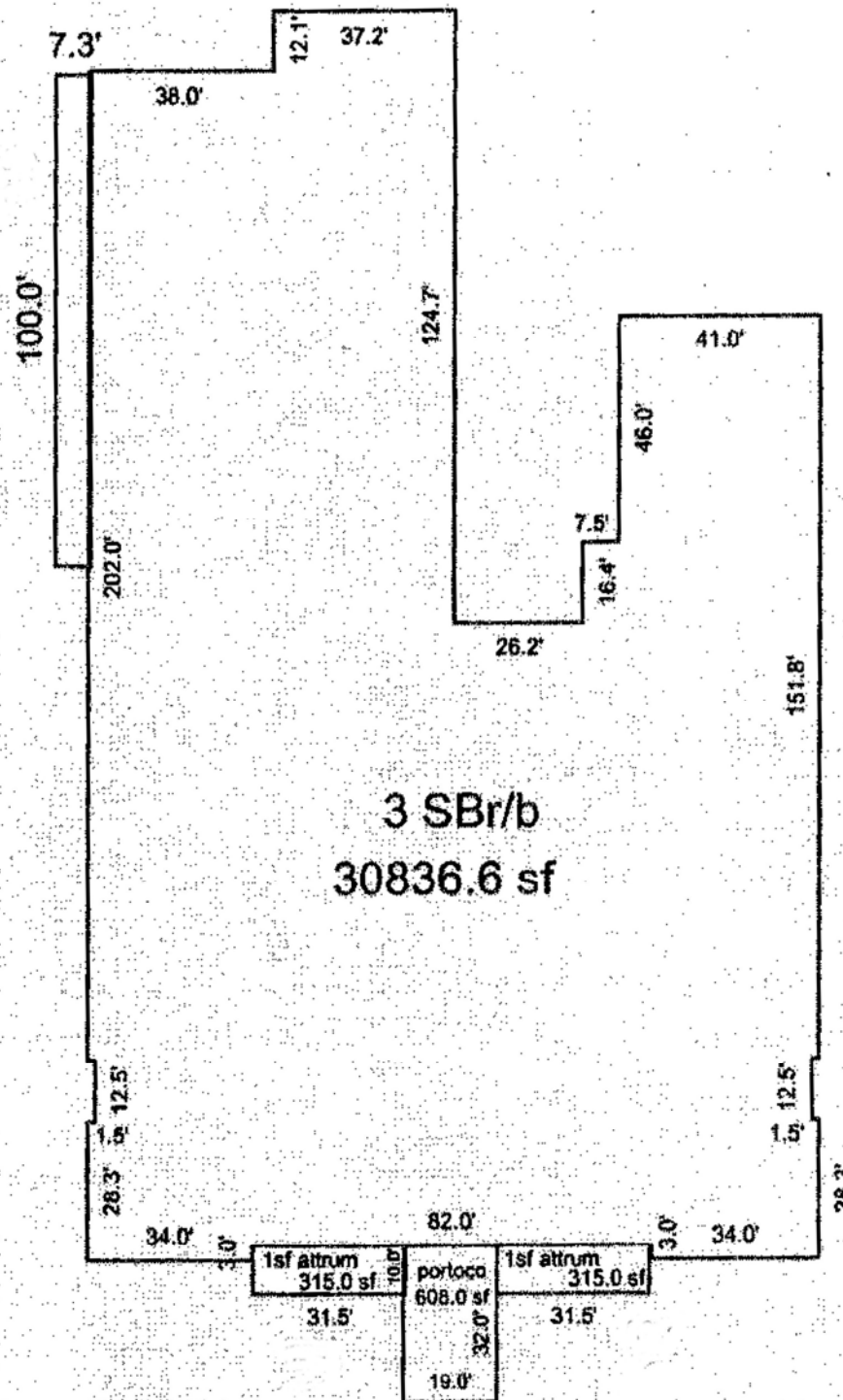
ROCKWELL CENTER ASSISTED LIVING FLOOR PLAN - SECOND FLOOR



SECOND FLOOR

40 UNITS

ROCKWELL CENTER ASSISTED LIVING BUILDING FOOT PRINT



ROCKWELL CENTER ASSISTED LIVING PHOTOGRAPHS



ROCKWELL CENTER ASSISTED LIVING PHOTOGRAPHS



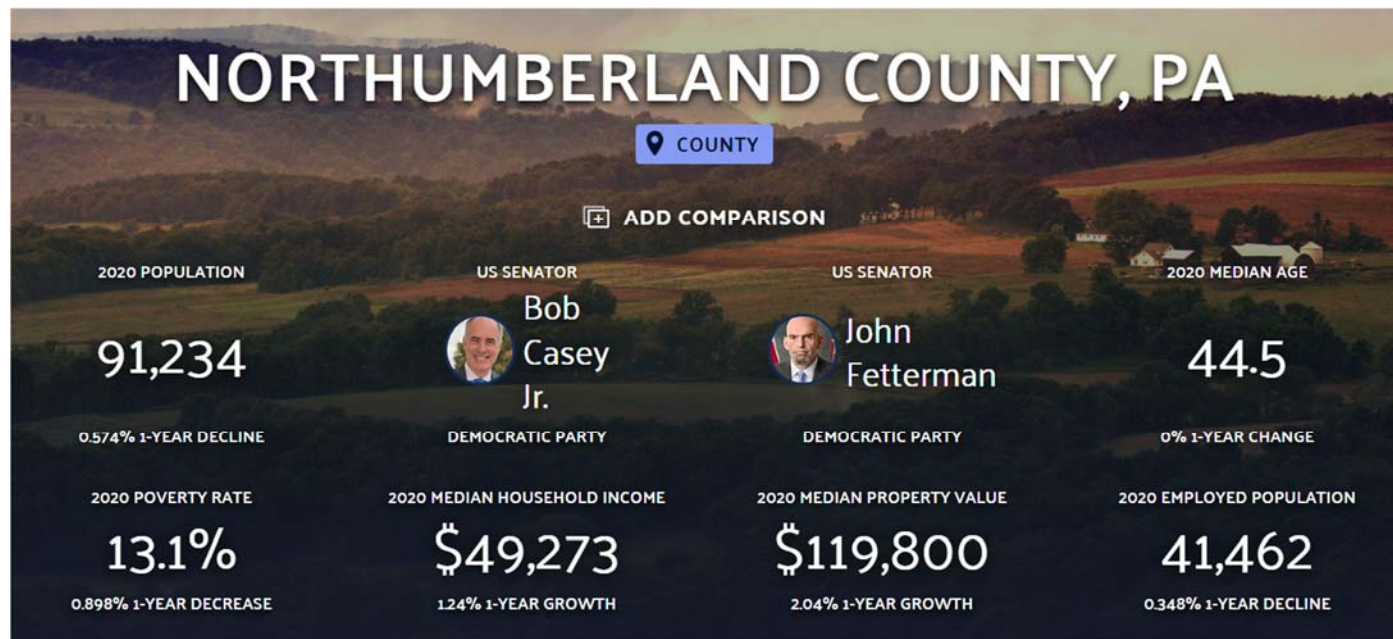
ROCKWELL CENTER ASSISTED LIVING PHOTOGRAPHS



ROCKWELL CENTER ASSISTED LIVING PHOTOGRAPHS



ROCKWELL CENTER ASSISTED LIVING DEMOGRAPHICS



In 2020, Northumberland County, PA had a population of 91.2k people with a median age of 44.5 and a median household income of \$49,273. Between 2019 and 2020 the population of Northumberland County, PA declined from 91,761 to 91,234, a -0.574% decrease and its median household income grew from \$48,671 to \$49,273, a 1.24% increase.

The 5 largest ethnic groups in Northumberland County, PA are White (Non-Hispanic) (91.8%), Black or African American (Non-Hispanic) (2.17%), White (Hispanic) (1.87%), Two+ (Non-Hispanic) (1.59%), and Other (Hispanic) (0.802%).

None of the households in Northumberland County, PA reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

99.3% of the residents in Northumberland County, PA are U.S. citizens.

In 2020, the median property value in Northumberland County, PA was \$119,800, and the homeownership rate was 71.2%.

Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

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Premier Senior Housing & Health Care Broker

ROCKWELL CENTER ASSISTED LIVING

DEMOGRAPHICS

Economy

The economy of Northumberland County, PA employs 41.5k people. The largest industries in Northumberland County, PA are Health Care & Social Assistance (9,218 people), Manufacturing (6,028 people), and Retail Trade (5,331 people), and the highest

paying industries are Utilities (\$57,798), Mining, Quarrying, & Oil & Gas Extraction (\$54,342), and Public Administration (\$51,023). Males in Pennsylvania have an average income that is 1.34 times higher than the

average income of females, which is \$54,196. The income inequality in Pennsylvania (measured using the Gini index) is 0.466, which is lower than the national average.

EMPLOYMENT

41.5k

2020 VALUE

± 1,241

-0.348%

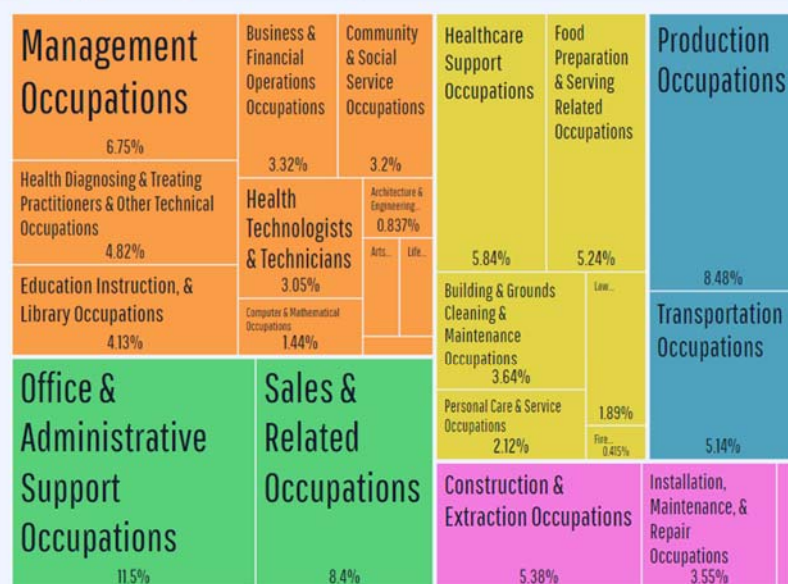
1 YEAR DECLINE

± 4.13%

From 2019 to 2020, employment in Northumberland County, PA declined at a rate of -0.348%, from 41.6k employees to 41.5k employees.

The most common job groups, by number of people living in Northumberland County, PA, are Office & Administrative Support Occupations (4,772 people), Material Moving Occupations (3,581 people), and Production Occupations (3,517 people). This chart illustrates the share breakdown of the primary jobs held by residents of Northumberland County, PA.

Data from [the Census Bureau ACS 5-year Estimate](#).



Sources: Wikipedia, , DATA USA, Census.gov

ROCKWELL CENTER ASSISTED LIVING DEMOGRAPHICS

Health

94.1% of the population of Northumberland County, PA has health coverage, with 48.9% on employee plans, 15.8% on Medicaid, 15.8% on Medicare, 12.6% on non-group plans, and 0.907% on military or VA plans.

Per capita personal health care spending in Pennsylvania was \$9,258 in 2014. This is a

4.29% increase from the previous year (\$8,877).

Primary care physicians in Northumberland County, PA see 2216 patients per year on average, which represents a 5.1% decrease from the previous year (2335 patients). Compare this to dentists who see 2507

patients per year, and mental health providers who see 2149 patients per year. By gender, of the total number of insured persons, 48.5% were men and 51.5% were women.

Patient to Clinician Ratios

Patient to Primary Care Physician Ratio

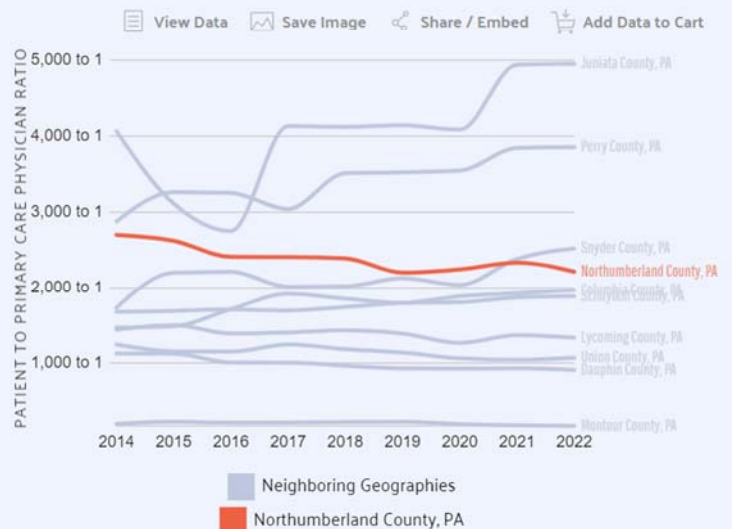
2,216 to 1

PATIENT TO PRIMARY CARE PHYSICIAN RATIO IN NORTHUMBERLAND COUNTY, PA

Primary care physicians in Northumberland County, PA see an average of 2,216 patients per year. This represents a 5.1% decrease from the previous year (2,335 patients).

The following chart shows how the number of patients seen by primary care physicians has been changing over time in Northumberland County, PA in comparison to its neighboring geographies.

Data from [the County Health Rankings & Roadmaps](#) [County Health Rankings](#).












Sources: Wikipedia, DATA USA, Census.gov

ROCKWELL CENTER ASSISTED LIVING DEMOGRAPHICS

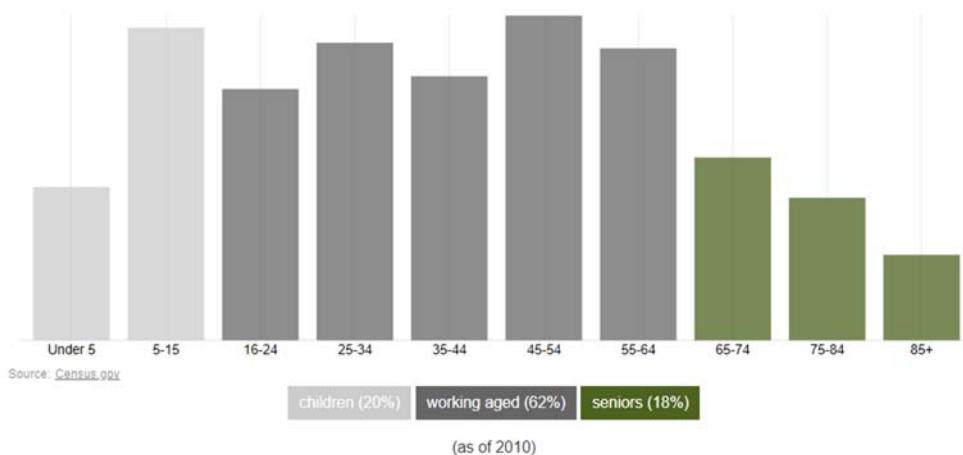
Key Senior Statistics



Use these key statistics to learn more about Milton, PA seniors.

-  **18%** of the population of Milton, PA are seniors Source: [Census.gov](https://www.census.gov)
-  **34%** of those seniors living in Milton, PA are living alone Source: [Census.gov](https://www.census.gov)
-  **2%** of Milton senior households have an annual income of less than \$10k and **32%** less than \$20k Source: [Census.gov](https://www.census.gov) ACS
-  **21%** of Milton, PA residents 60 and over received food stamps in the last year Source: [Census.gov](https://www.census.gov) ACS
-  The average Social Security Income in Milton is **\$17,111/year** Source: [Census.gov](https://www.census.gov) ACS
-  The median household income for a Milton senior is **\$24,694** Source: [Census.gov](https://www.census.gov) ACS
-  Compared to other states, Pennsylvania ranks **39th** for Long Term Care and **25th** for America's Health Rankings Source: [AmericasHealthRankings.org](https://www.americashealthrankings.org)
-  There are **110** working seniors in Milton Source: [Census.gov](https://www.census.gov) ACS
-  **19%** of the seniors in Milton are veterans Source: [Census.gov](https://www.census.gov) ACS

Population by Age



Sources; Wikipedia, DATA USA, Census.gov, SeniorCare.com

[PrestigeGroupSeniorHousing.com](https://www.PrestigeGroupSeniorHousing.com)

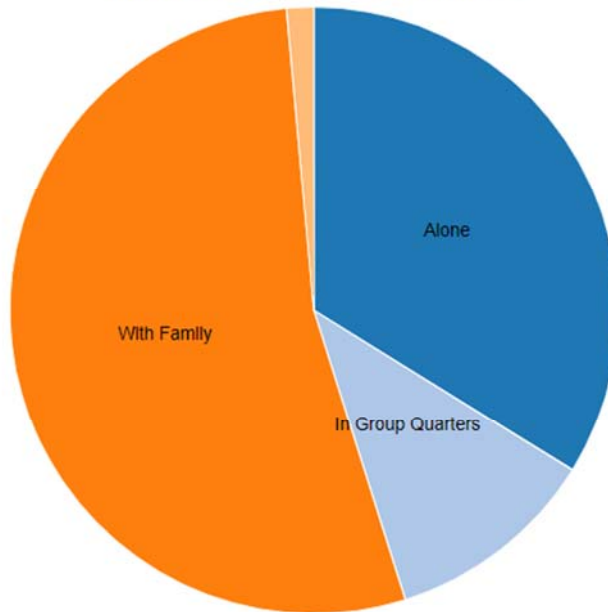


Premier Senior Housing & Health Care Broker

ROCKWELL CENTER ASSISTED LIVING DEMOGRAPHICS

In the U.S., around 10,000 baby boomers are turning 65 today and every day for over the next 15 years.

Who do Seniors Live with?

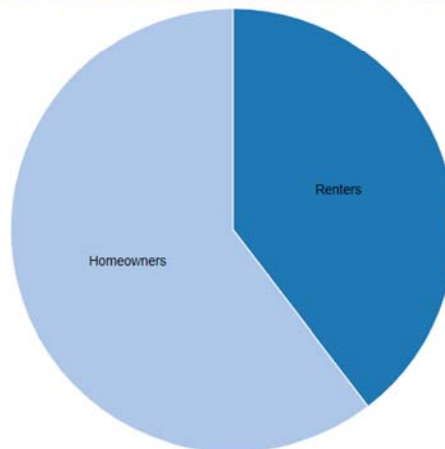


Source: [Census.gov](https://www.census.gov)

There are 424 seniors living alone in Milton. Of these, **77%** are female.

Source: [Census.gov](https://www.census.gov)

Senior Households: Homeowners vs. Renters



Source: [Census.gov ACS](https://www.census.gov)

Sources: Wikipedia, , DATA USA, Census.gov

ROCKWELL CENTER ASSISTED LIVING AREA INFORMATION

Milton is a borough located in Northumberland County, Pennsylvania.

Northumberland County is considered to be a part of Northeastern Pennsylvania. It is part of the Bloomsburg-Berwick-Sunbury Combined Statistical Area.

It is situated in the Allegheny Highlands, Appalachian Mountain area. The Susquehanna River is the major tributary in the area.

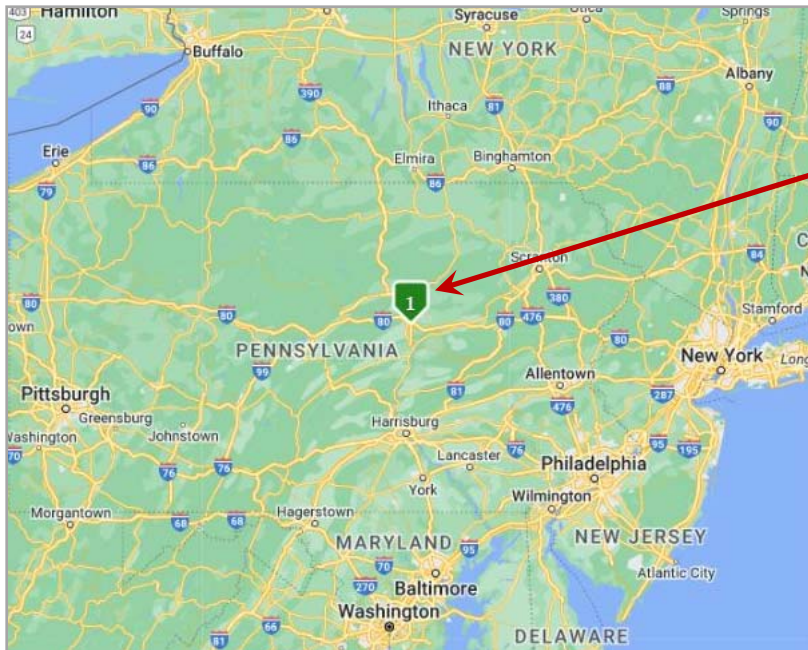
The area attracts visitors for its beauty, pastoral character, and history. Access to the Appalachian Trail, Jefferson National forest, Mancove Lake State Park and Hanging Rock Observatory are all available in Monroe County.

The area economy is driven by manufacturing (textiles and transportation equipment), agricultural (field crops and poultry) and anthracite coal mining.

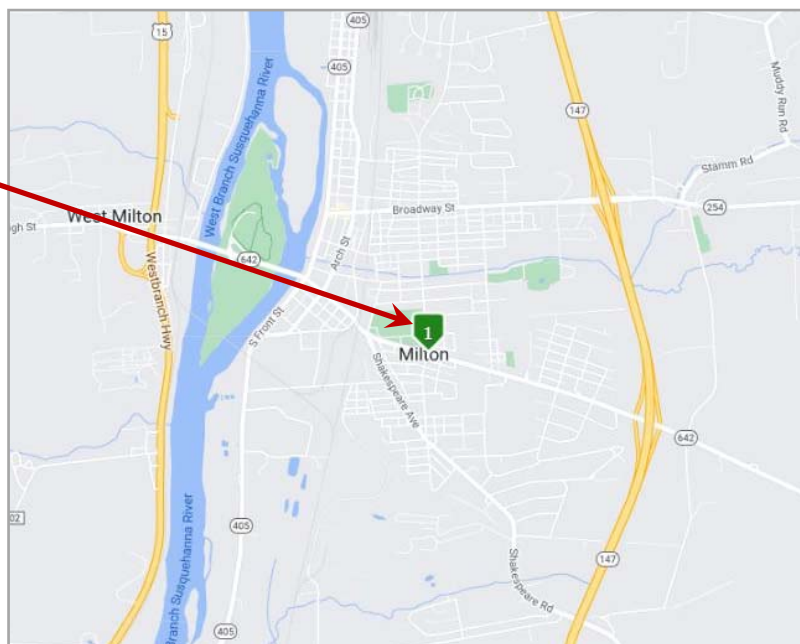


Northumberland County

ROCKWELL CENTER ASSISTED LIVING MAPS



Rockwell Center Assisted Living



Rockwell Center Assisted Living

ROCKWELL CENTER ASSISTED LIVING CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 32 S. TURBOT AVE. MILTON, PA 17847

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2023, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number