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

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

# VACANT

**75 Rooms • 149 Beds**

**REHABILITATION-NURSING FACILITY**

**Columbia County • Bloomsburg, PA**

*Walking Distance to Bloomsburg Main Street,  
Geisinger Hospital and Bloomsburg University*



## RE-DEVELOPMENT OPPORTUNITY

**Easy Change Of Use To:**

- ♦ NURSING HOME
- ♦ STUDENT HOUSING
- ♦ PERSONAL CARE FACILITY
- ♦ REHAB FACILITY
- ♦ VETERANS CARE FACILITY
- ♦ BEHAVIORAL HEALTH

*Exclusively Offered In "As-Is" Condition*

*With All Equipment And Furniture*

**\$4,950,000**

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

# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

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# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## EXECUTIVE SUMMARY

*Prestige Group Is Proud To Present This Exclusive Offering*

### **“Bloomsburg Health Care & Rehabilitation Center”**

**211 East First Street, Bloomsburg, Pennsylvania 17815**  
**COLUMBIA COUNTY**

**Bloomsburg Health Care and Rehabilitation Center** is a vacant 75 Unit, 149 Bed nursing and rehabilitation center.

The facility was purpose built as a nursing home facility.

It is in above average condition as it was recently closed.

The three story brick building is approximately 54,583 square feet and sits on 1.64+/- acres. It is serviced by 2 elevators and has a partial basement. The property also has significant on site parking.

**The property is prime for re-development, change of use or to re-open as a rehabilitation/nursing facility.**

Located just 1/2 mile from both Geisinger-Bloomsburg Medical Center and Bloomsburg University, with many different uses supported by current zoning.

Zoning is R-U, Residential Urban. The purpose of this zoning is to encourage the orderly development and preservation of existing built-up residential sections of the community by providing public facilities necessary for the health, welfare and general convenience of the population.

Permitted uses for R0U Zoning include: Community Living Facilities, Conversion Apartments, Single Unit Dwellings, Two Unit Dwellings, Multiple Unit Dwellings and Libraries.



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## PROPERTY OVERVIEW

|                                 |  |
|---------------------------------|--|
| Site Size:                      | 1.64+/- Acres  |
| Site Shape:                     | Irregular  |
| Building Size:                  | 54,583+/-sf  |
| Age of Building:                | Original Structure Built 1972<br>Addition Built 1983   |
| Stories:                        | Three plus Partial Basement  |
| # Units:                        | 75   |
| # Beds                          | 149  |
| Unit Mix:                       | 6 Private Units<br>64 Semi Private Units<br>5 Three Bed Units  |
| Bathrooms:                      | - Common Restrooms: Throughout<br>- Central Tub/Shower Rooms: Throughout<br>- Resident Unit Bathrooms (sink & Toilet):<br>Are shared between two rooms |
| Foundation:                     | Concrete   |
| Frame:                          | Wood   |
| Exterior:                       | Brick  |
| Roof:                           | Flat with Rubberized Covering  |
| Flooring:                       | Carpet, Vinyl Tile and Ceramic Tile  |
| Ceiling:                        | Painted Drywall  |
| Interior Walls:                 | Primarily Painted Drywall Over Studs, Ceramic and Vinyl Tile in Select Bathroom & Shower Areas   |
| HVAC:                           | Core Area: Central Heat and Air Conditioning<br>Resident Rooms: Individual – Through Wall Units  |
| Hot Water:                      | Gas Fired Hot Water Heaters  |
| Elevator:                       | 2  |
| Water & Sewer:                  | Public   |
| Kitchen:                        | Commercial   |
| Dining Areas / Conference Room: | Located throughout the facility  |
| Laundry:                        | On-site  |
| Fire Safety                     | Sprinkler System and Heat & Smoke Detection  |
| Other Areas:                    | Lobby, Office, Activity Room, Nurses Station,<br>Common Areas, Conference Rooms  |
| Zoning:                         | R-U, Residential Urban   |
| Healthcare Nearby:              | Geisinger Bloomsburg Hospital — 1/2 Mile   |
| Real Estate Tax (2023):         | \$ 180,822   |
| Improved Assessment:            | \$ 4,315,150   |
| Land Assessment:                | \$ 84,320  |



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER PHOTOGRAPHS



Eastern Exposure



Southern Exposure



Western Exposure

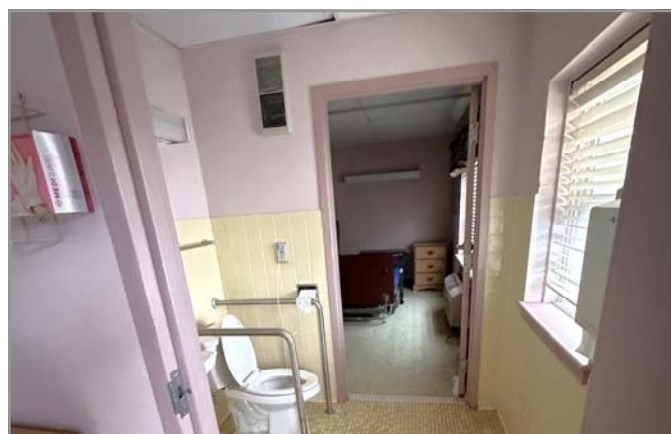




## BLOOMSBURG HEALTH CARE & REHABILITATION CENTER PHOTOGRAPHS

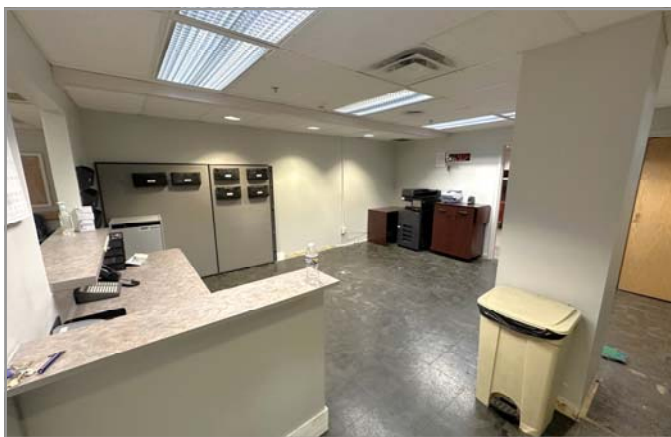


# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER PHOTOGRAPHS





## BLOOMSBURG HEALTH CARE & REHABILITATION CENTER PHOTOGRAPHS





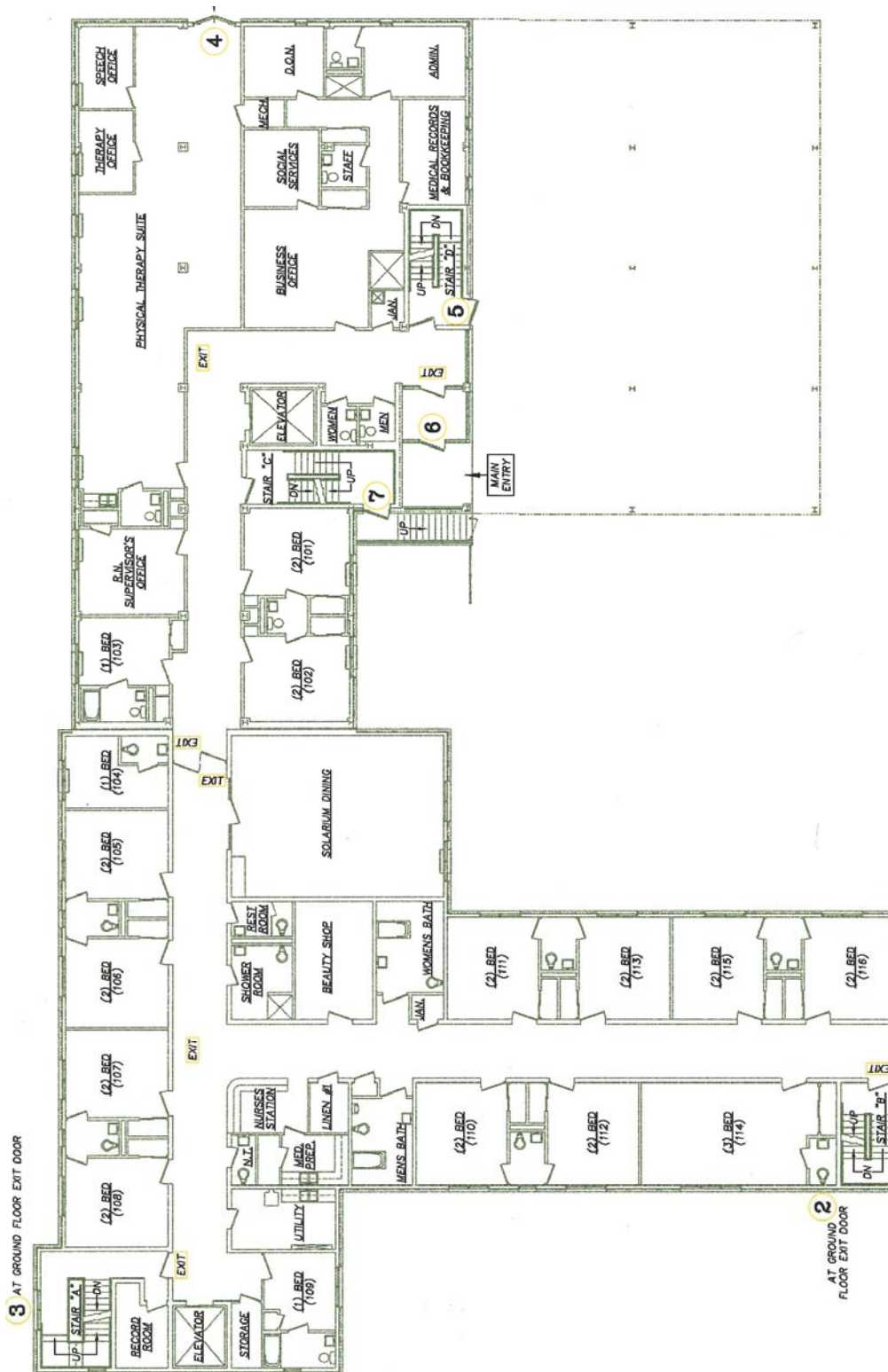
# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## FLOOR PLAN – GROUND FLOOR



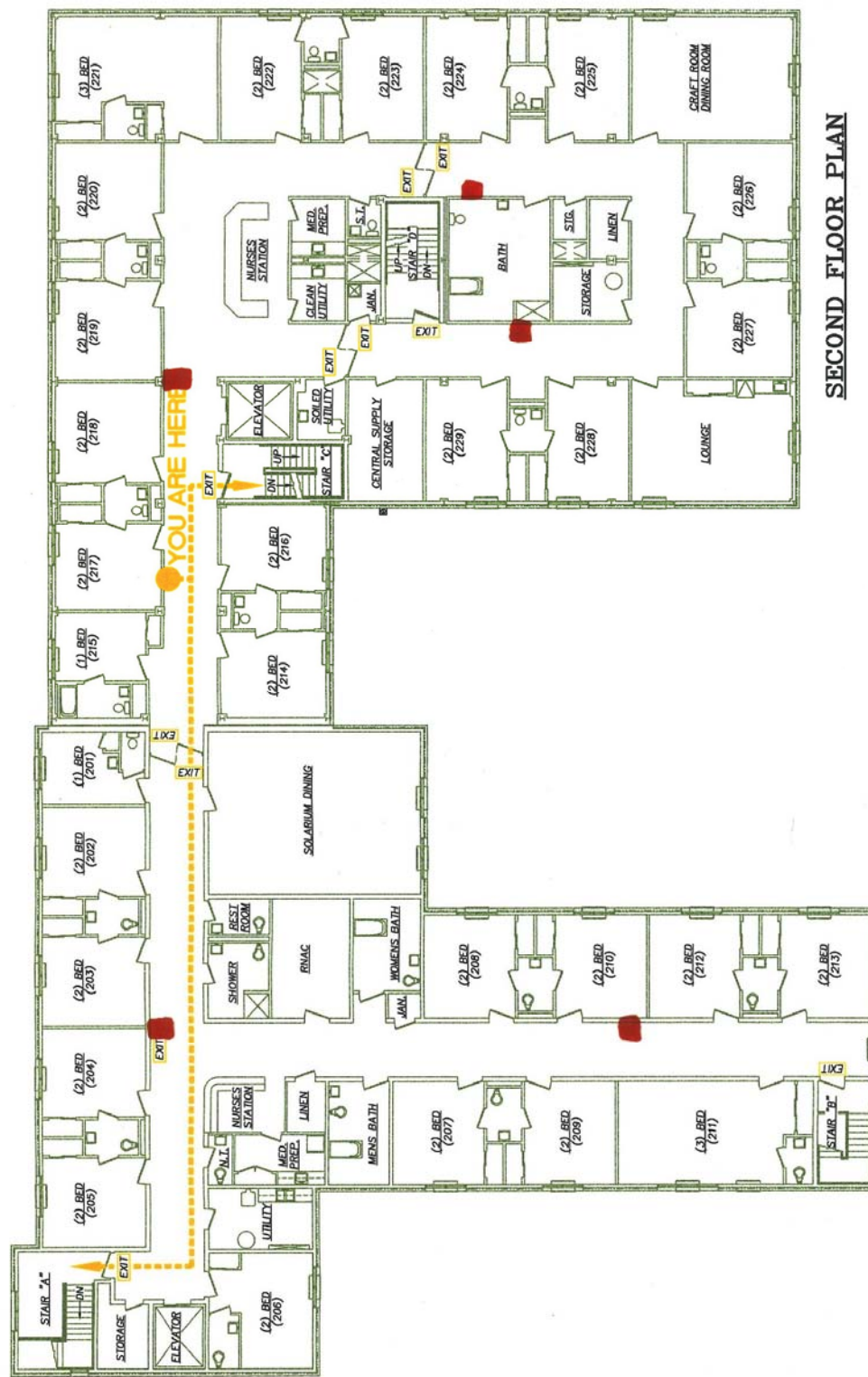
# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## FLOOR PLAN – FIRST FLOOR



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## FLOOR PLAN – SECOND FLOOR

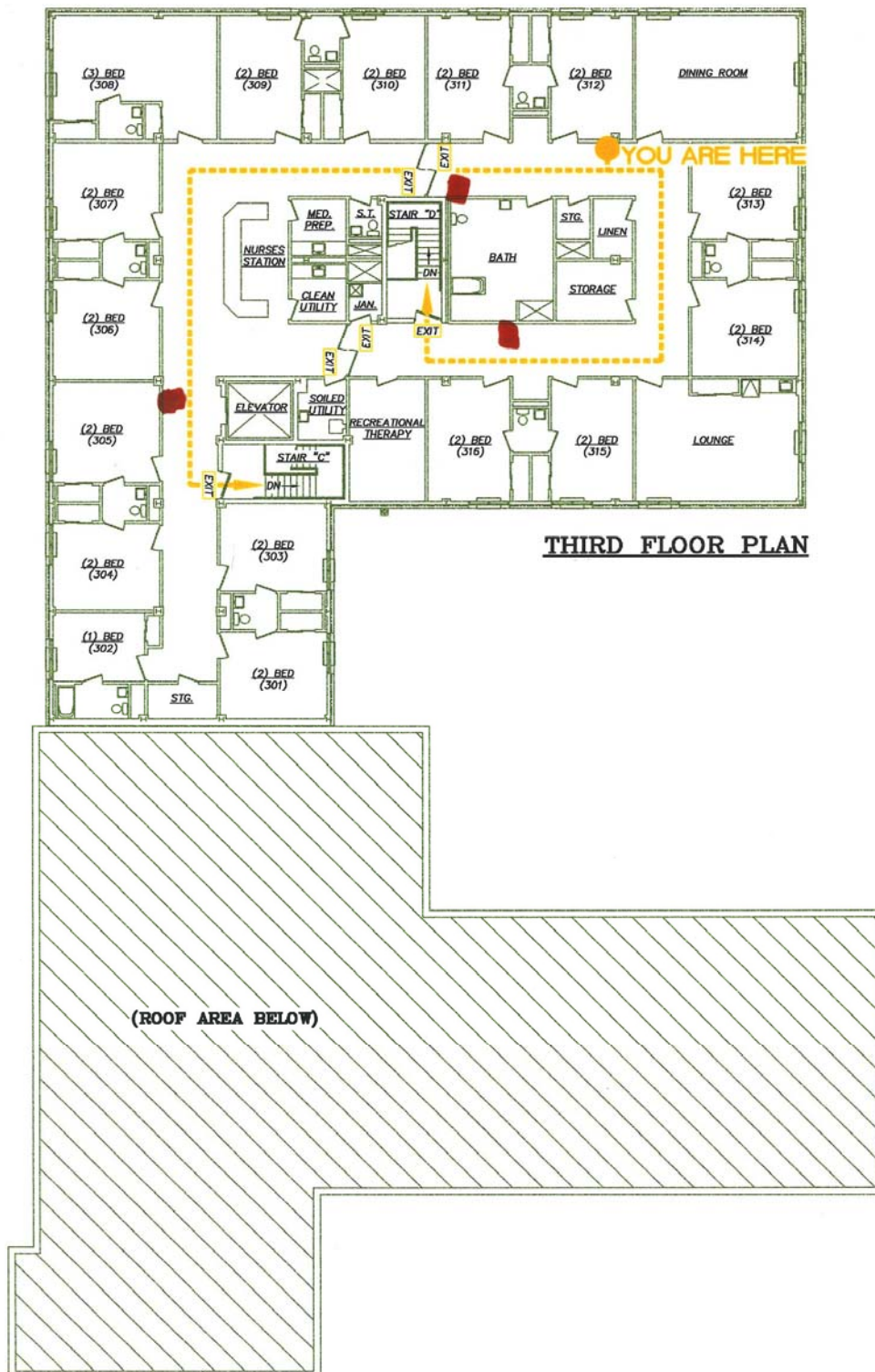


SECOND FLOOR PLAN



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## FLOOR PLAN – THIRD FLOOR



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## DEMOGRAPHICS

### BLOOMSBURG, PA

CENSUS PLACE

ADD COMPARISON

2021 POPULATION

12,850

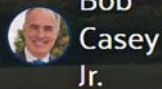
7.66% 1-YEAR DECLINE

2021 POVERTY RATE

28.1%

9.7% 1-YEAR INCREASE

US SENATOR



DEMOCRATIC PARTY

2021 MEDIAN HOUSEHOLD INCOME

\$41,540

1.23% 1-YEAR GROWTH

US SENATOR



DEMOCRATIC PARTY

2021 MEDIAN PROPERTY VALUE

\$156,800

3.77% 1-YEAR GROWTH

2021 MEDIAN AGE

23.8

0.418% 1-YEAR DECREASE

2021 EMPLOYED POPULATION

5,148

11.8% 1-YEAR DECLINE

In 2021, Bloomsburg, PA had a population of 12.9k people with a median age of 23.8 and a median household income of \$41,540. Between 2020 and 2021 the population of Bloomsburg, PA declined from 13,916 to 12,850, a -7.66% decrease and its median household income grew from \$41,035 to \$41,540, a 1.23% increase.

The 5 largest ethnic groups in Bloomsburg, PA are White (Non-Hispanic) (86.5%), Black or African American (Non-Hispanic) (3.88%), White (Hispanic) (3.85%), Two+ (Hispanic) (2.64%), and Asian (Non-Hispanic) (1.12%).

None of the households in Bloomsburg, 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.

99.1% of the residents in Bloomsburg, PA are U.S. citizens.

The largest universities in Bloomsburg, PA are [Bloomsburg University of Pennsylvania](#) (2,149 degrees awarded in 2021).

In 2021, the median property value in Bloomsburg, PA was \$156,800, and the homeownership rate was 38.2%.



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## DEMOGRAPHICS

### Economy

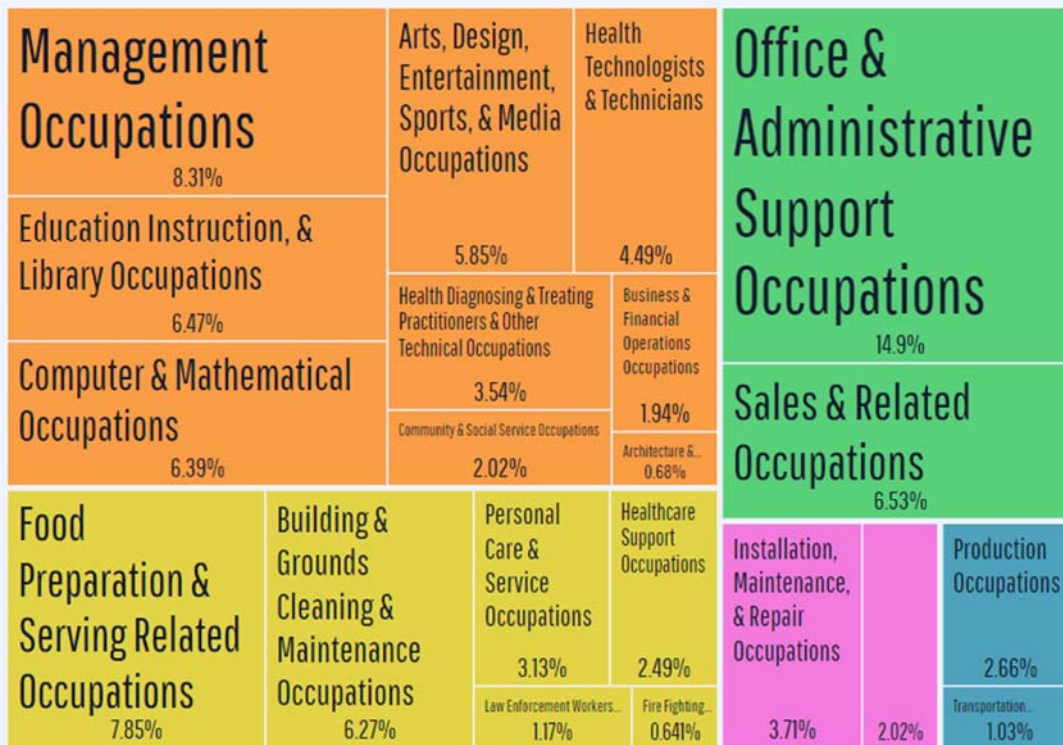
The economy of Bloomsburg, PA employs 5.15k people. The largest industries in Bloomsburg, PA are Health Care & Social Assistance (8,877 people), Educational Services (7,752 people), and Accommodation & Food Services (6,768

people), and the highest paying industries are Professional, Scientific, & Technical Services (\$82,747), Manufacturing (\$57,232), and Information (\$46,772).

Males in Pennsylvania have an average income that is 1.33 times higher than the

average income of females, which is \$57,734. The income inequality in Pennsylvania (measured using the Gini index) is 0.467, which is lower than the national average.

### Employment by Industries



The most common job groups, by number of people living in Bloomsburg, PA, are Office & Administrative Support Occupations (768 people), Management Occupations (428 people), and Food Preparation & Serving Related Occupations (404 people). This chart illustrates the share breakdown of the primary jobs held by residents of Bloomsburg, PA.

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

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



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## DEMOGRAPHICS

### Housing & Living

The median property value in Bloomsburg, PA was \$156,800 in 2021, which is 0.64 times smaller than the national average of \$244,900. Between 2020 and 2021 the median property value increased from \$151,100 to \$156,800, a 3.77% increase. The

homeownership rate in Bloomsburg, PA is 38.2%, which is approximately the same as the national average of 64.6%.

People in Bloomsburg, PA have an average commute time of 15 minutes, and they drove alone to work. Car ownership in

Bloomsburg, PA is approximately the same as the national average, with an average of 2 cars per household.

### Household Income

In 2021, the median household income of the 4.39k households in Bloomsburg, PA grew to \$41,540 from the previous year's value of \$41,035.

### Health

94.6% of the population of Bloomsburg, PA has health coverage, with 64.2% on employee plans, 13.5% on Medicaid, 8.58% on Medicare, 8.04% on non-group plans, and 0.28% on military or VA plans.

Primary care physicians in Columbia County, PA see 1969 patients per year on average, which represents a 2.29% increase from the previous year (1925 patients). Compare this to dentists who see 2092 patients per year,

and mental health providers who see 1380 patients per year.

## 1,969 to 1

PATIENT TO PRIMARY CARE PHYSICIAN RATIO IN COLUMBIA COUNTY, PA

Primary care physicians in Columbia County, PA see an average of 1,969 patients per year. This represents a 2.29% increase from the previous year (1,925 patients).

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

# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

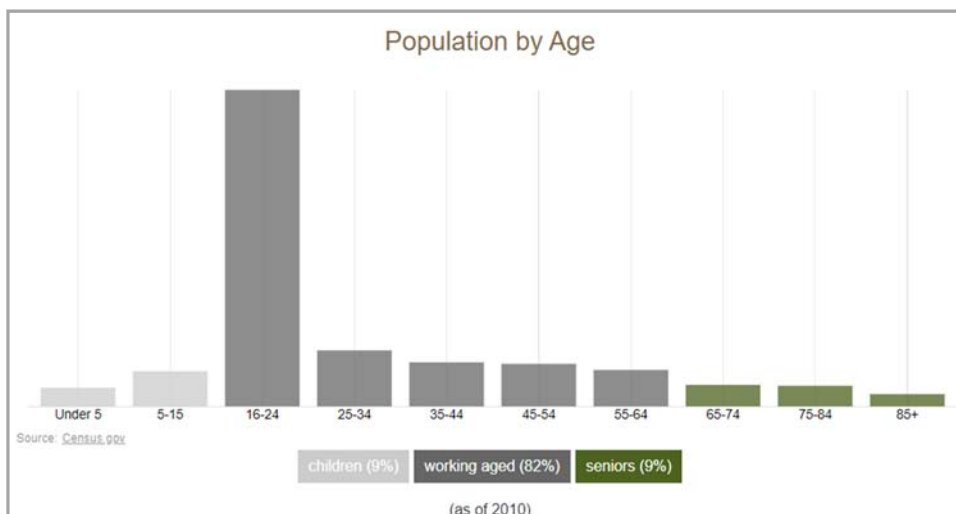
## DEMOGRAPHICS

### Key Senior Statistics



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

- 9% of the population of Bloomsburg, PA are seniors Source: [Census.gov](https://www.census.gov)
- 42% of those seniors living in Bloomsburg, PA are living alone Source: [Census.gov](https://www.census.gov)
- 13% of Bloomsburg senior households have an annual income of less than \$10k and 39% less than \$20k Source: [Census.gov ACS](https://www.census.gov/acs)
- 23% of Bloomsburg, PA residents 60 and over received food stamps in the last year Source: [Census.gov ACS](https://www.census.gov/acs)
- The average Social Security Income in Bloomsburg is **\$14,795/year** Source: [Census.gov ACS](https://www.census.gov/acs)
- The median household income for a Bloomsburg senior is **\$24,500** Source: [Census.gov ACS](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 **171** working seniors in Bloomsburg Source: [Census.gov ACS](https://www.census.gov/acs)
- 20% of the seniors in Bloomsburg are veterans Source: [Census.gov ACS](https://www.census.gov/acs)



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

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

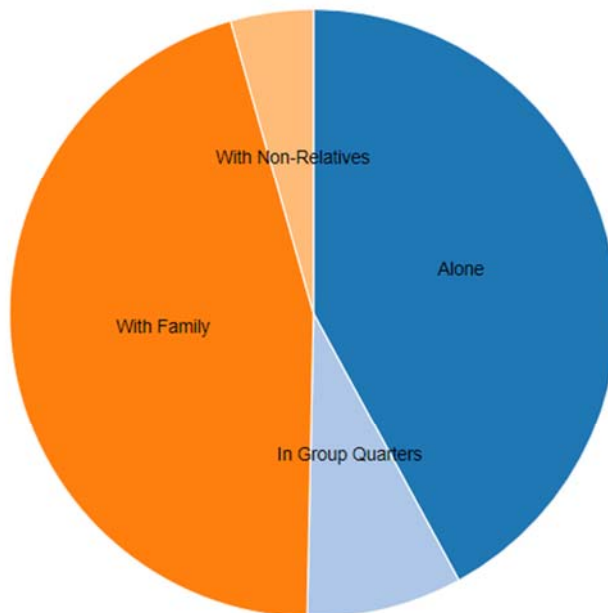


Premier Senior Housing & Health Care Broker

## BLOOMSBURG HEALTH CARE & REHABILITATION CENTER 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?

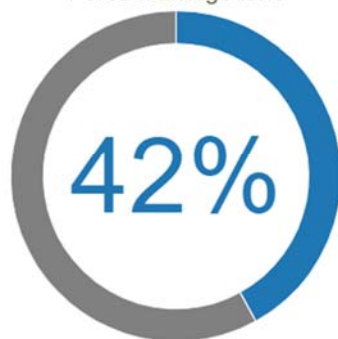


Source: [Census.gov](http://Census.gov)

Just 37% of people **think** they will need long term care, but 69% of people actually **will**.

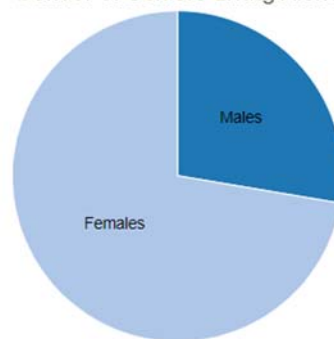
### Seniors Living Alone

Percent Living Alone



Source: [Census.gov](http://Census.gov)

Gender of Seniors Living Alone



Source: [Census.gov](http://Census.gov)

Sources: Wikipedia, , DATA USA, Census.gov



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## AREA INFORMATION

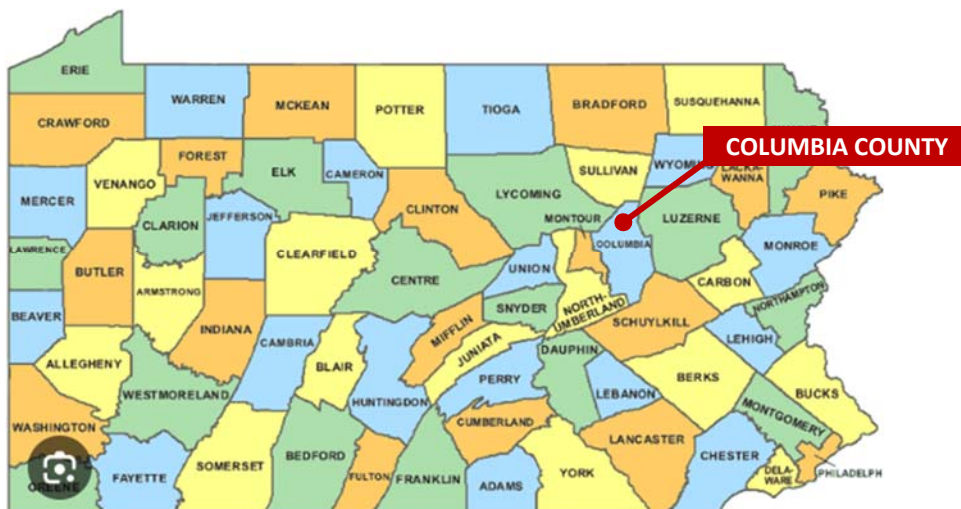
**Bloomsburg** is located in northeastern Pennsylvania in the Bloomsburg-Berwick Metropolitan Statistical Area. It is a small, historic town located within Columbia County and is the county seat. A college town, it is home to Bloomsburg University and has a population of over 12,000 residents.

The town has a rich economic history with a diverse economy. It has a vibrant downtown area comprised of small business, shops, restaurants and bars.

Bloomsburg is easily accessible via main highways, US Route 11, PA Route 42 and PA Route 487 as well as I-80. It is situated 44 miles southwest of Wiles Barre, 80 miles north of Harrisburg and 135 miles northwest of Philadelphia.

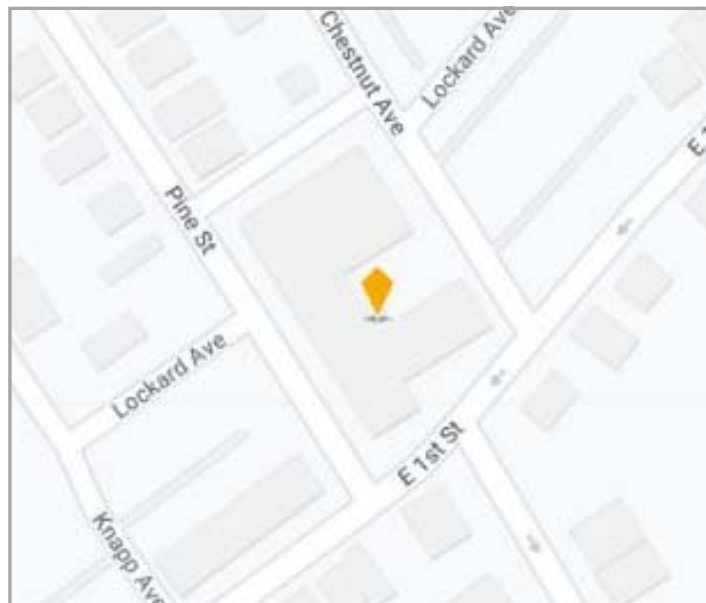
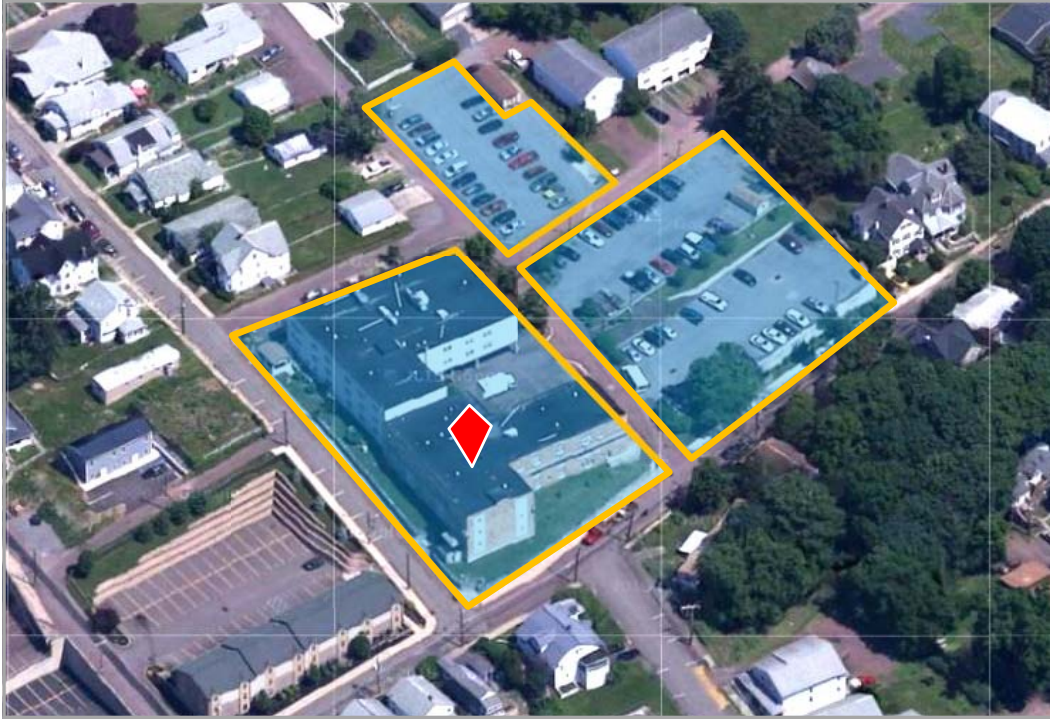
There is also a municipal airport.

**Columbia County** is part of the Central Pennsylvania region. It has a population of approximately 65,000 people as of 2022.

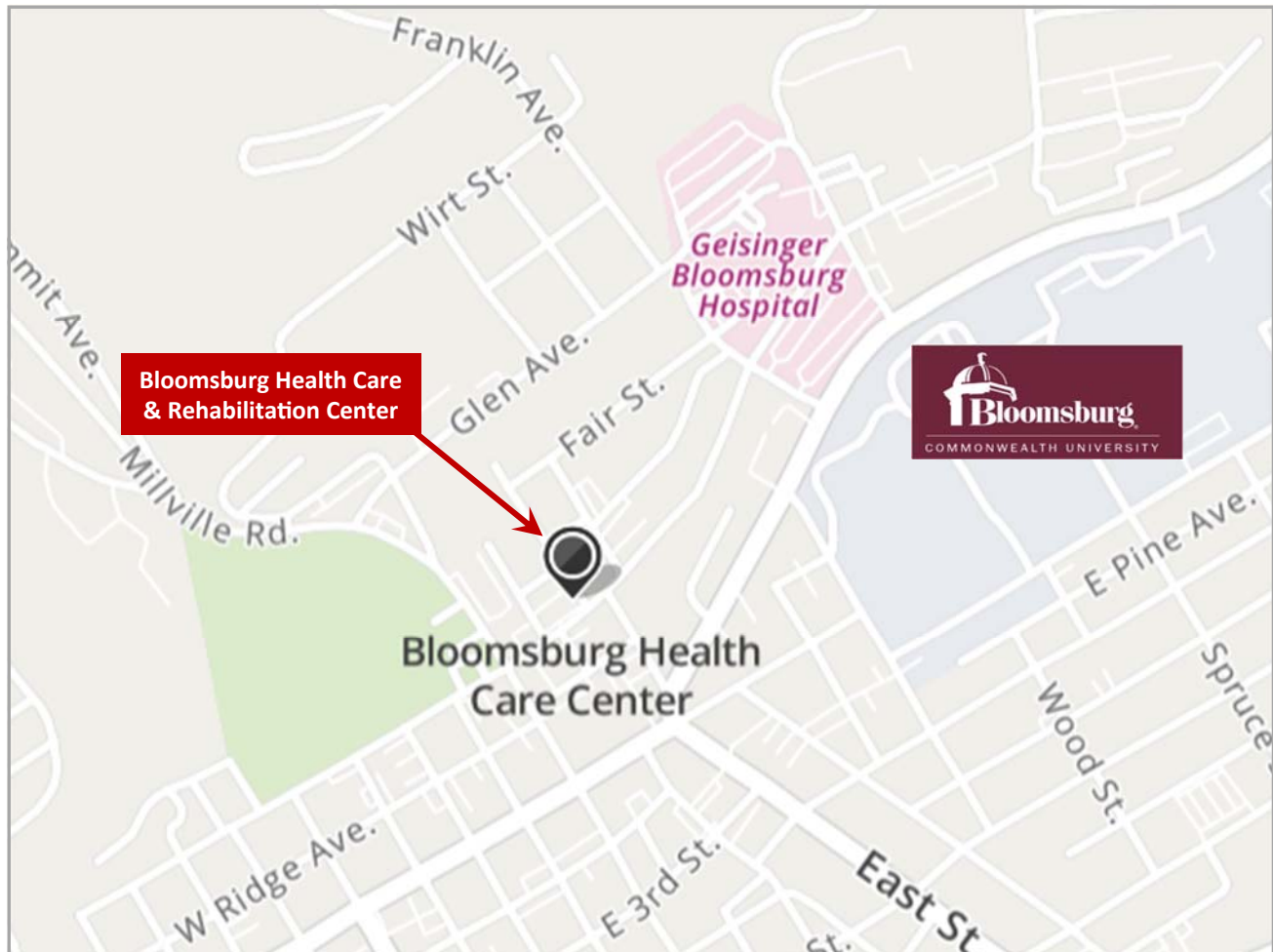


# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## AERIAL VIEW AND TAX MAP



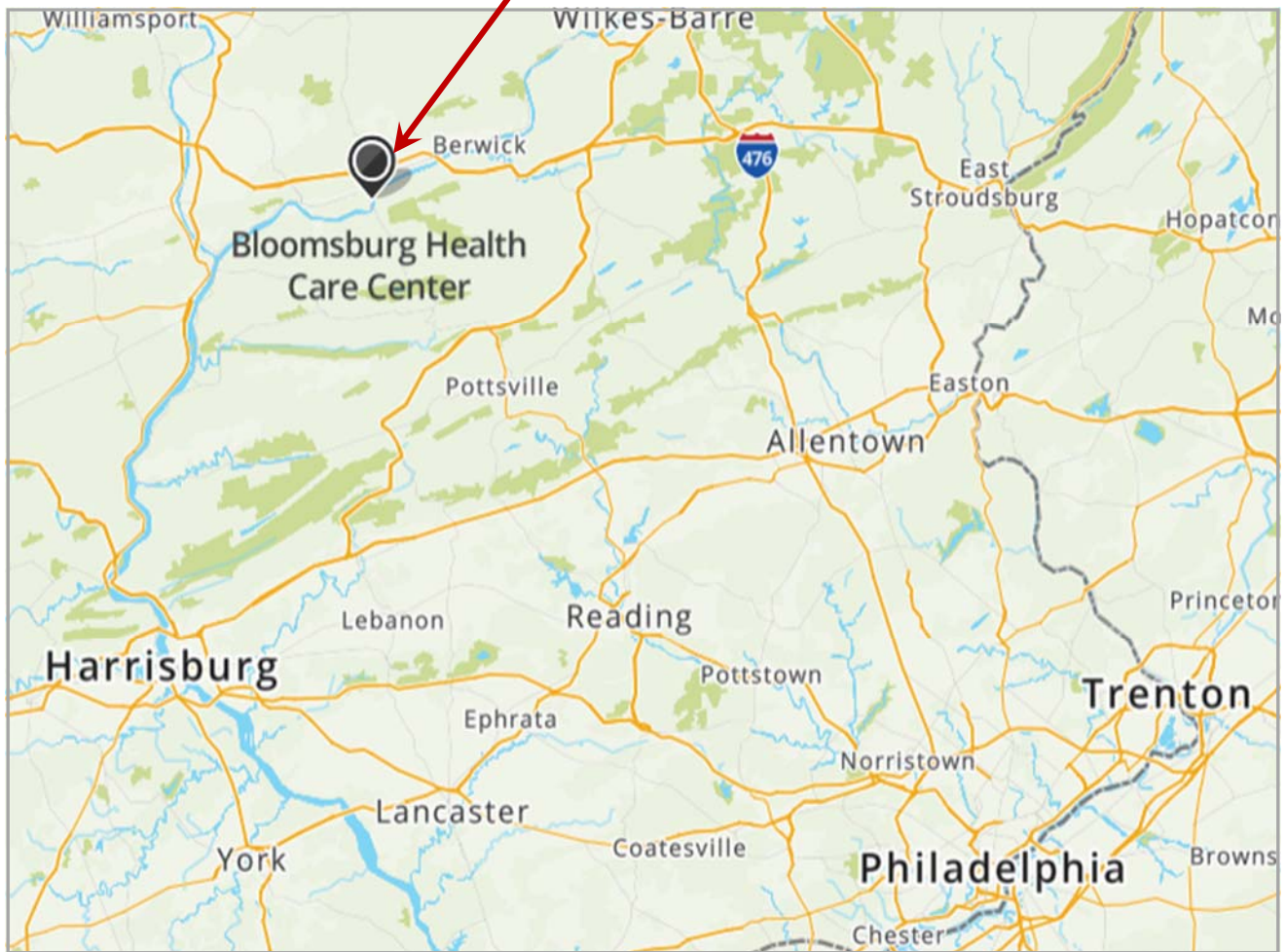
## BLOOMSBURG HEALTH CARE & REHABILITATION CENTER MAP





# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER MAP

Bloomsburg Health Care  
& Rehabilitation Center



# BLOOMSBURG HEALTH CARE & REHABILITATION CENTER

## CONFIDENTIALITY AND DISCLAIMER

### PROPERTY ADDRESS: 211 E. FIRST STREET, BLOOMSBURG, PA 17815

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 \_\_\_\_\_, 2024, by

\_\_\_\_\_  
*Buyer's Signature*

\_\_\_\_\_  
*Buyers Company (Print)*

\_\_\_\_\_  
*Buyer's Name (Print)*

\_\_\_\_\_  
*Buyer's Email Address (Print)*

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*Buyer's Mailing Address (Print)*

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*Buyer's Cell Number (Print)*

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*Buyer's Office Number*

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*Buyer's Fax Number*