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THE PREMIER BROKER FOR SENIOR HOUSING & HEALTHCARE FACILITIES

NATIONAL CONNECTIONS • LOCAL REPRESENTATION

VACANT

39 Bed Personal Care & Memory Care Facility

2016 West Washington St, New Castle, PA • Lawrence County

"METRO PITTSBURGH"

Re-Open as Personal Care or Redevelopment Opportunity

CAMBRIDGE NEW CASTLE

**NEWLY
RENOVATED**



**NEVER
OCCUPIED**



20 ROOMS • 39 BEDS

Brand New/Never Used Fixtures & Equipment Included

Potential Change Of Use To:

- ♦ NURSING HOME
- ♦ BEHAVIORAL HEALTH
- ♦ APARTMENTS
- ♦ REHAB FACILITY
- ♦ DRUG/ALCOHOL RE-HAB
- ♦ DORMS
- ♦ HOTEL/MOTEL

Exclusively Offered At \$2,250,000

PrestigeGroupSeniorHousing.com
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CAMBRIDGE NEW CASTLE

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CAMBRIDGE NEW CASTLE

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present This Exclusive Offering

“CAMBRIDGE NEW CASTLE”

Personal Care and Memory Care Facility
2016 West Washington St., New Castle, PA 16101

“PITTSBURGH METRO STATISTICAL AREA”

LAWRENCE COUNTY

CAMBRIDGE NEW CASTLE, Personal Care Home is a vacant 10,815+/-sf, 20 room, 39 bed personal care and memory care facility.

The facility was purpose built in 1998. It has been ***completely renovated and never occupied!***

The facility is two wings and a central connecting pod. One wing housed personal care residents and the other was for memory care residents.

All fixtures, furniture and equipment are included in the sale. They are brand new, still in boxes.

The property sits on 7+/- acres.

This represents a turn-key opportunity for new ownership to re-open as a personal care facility, memory care or change the use to a nursing home, behavioral health, drug/alcohol rehab, rehab facility, or apartments.

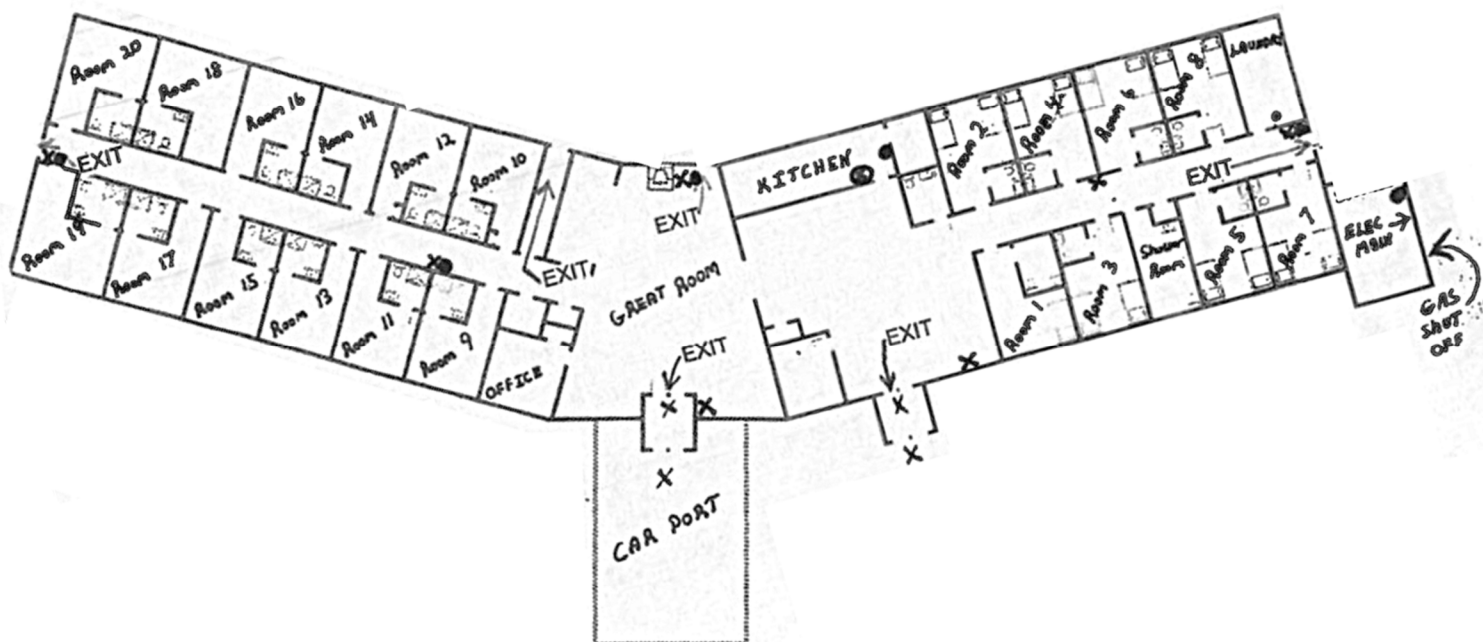
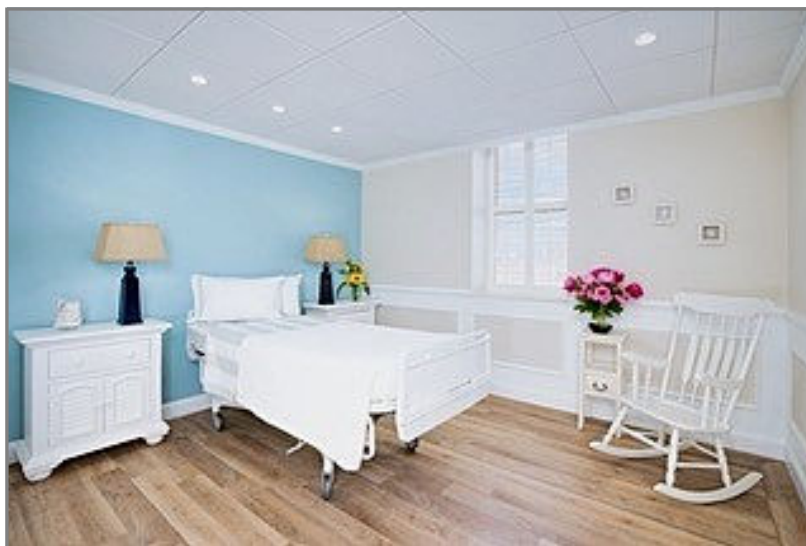
CAMBRIDGE NEW CASTLE

PROPERTY OVERVIEW

Address:	2016 West Washington Street, New Castle, PA 16101
Gross Building Area:	10,815+/- square feet
Site Size:	7+/- Acres
Year Built:	1998 2003—Renovation and Expansion 2024—Complete Renovation
Stories:	1
# Units	20 Bedrooms Each Living Unit Has a Full Bathroom with a Sink, Walk-in Shower & Toilet
# Beds:	39
Foundation:	Poured Concrete Slab
Basement:	None
Roof:	Hip/ Asphalt Shingle
Exterior Walls:	Brick and Vinyl Siding
Interior Walls:	Painted Drywall
Floor Covering:	Vinyl Sheet and VCT, Limited Carpet and Vinyl Wood, Quarry Tile in Kitchen and Wet Areas
Ceiling:	Painted Drywall
HVAC:	Central
Sprinkler System:	Yes — Wet System
Kitchen:	Commercial Full Service
Other:	Outdoor Courtyard, Walkway and Patio

CAMBRIDGE NEW CASTLE

FLOOR PLAN & ROOM PHOTO



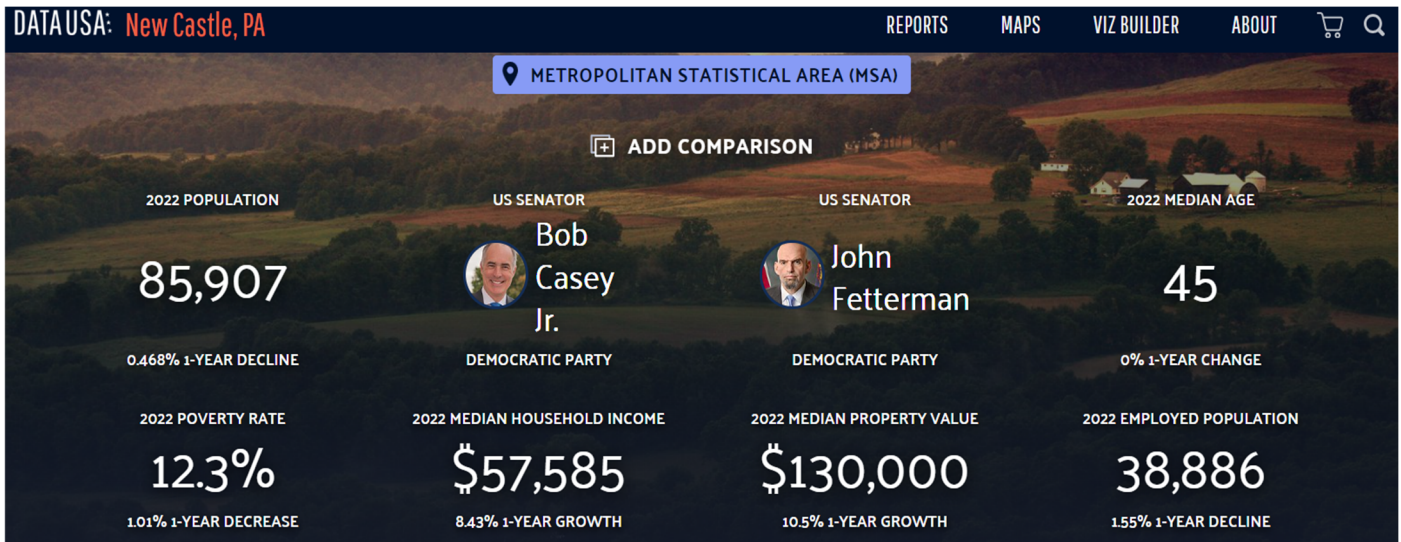
CAMBRIDGE NEW CASTLE

AERIAL VIEW



CAMBRIDGE NEW CASTLE

DEMOGRAPHICS



Population & Diversity

New Castle, PA is home to a population of 85.9k people, from which 99.5% are citizens. As of 2022, 1.41% of New Castle, PA residents were born outside of the country (1.21k people).

In 2022, there were 23.8 times more White (Non-Hispanic) residents (77.7k people) in New Castle, PA than any other race or ethnicity. There were 3.27k Black or African American (Non-Hispanic) and 3.03k Two+ (Non-Hispanic) residents, the second and third most common ethnic groups.

Economy

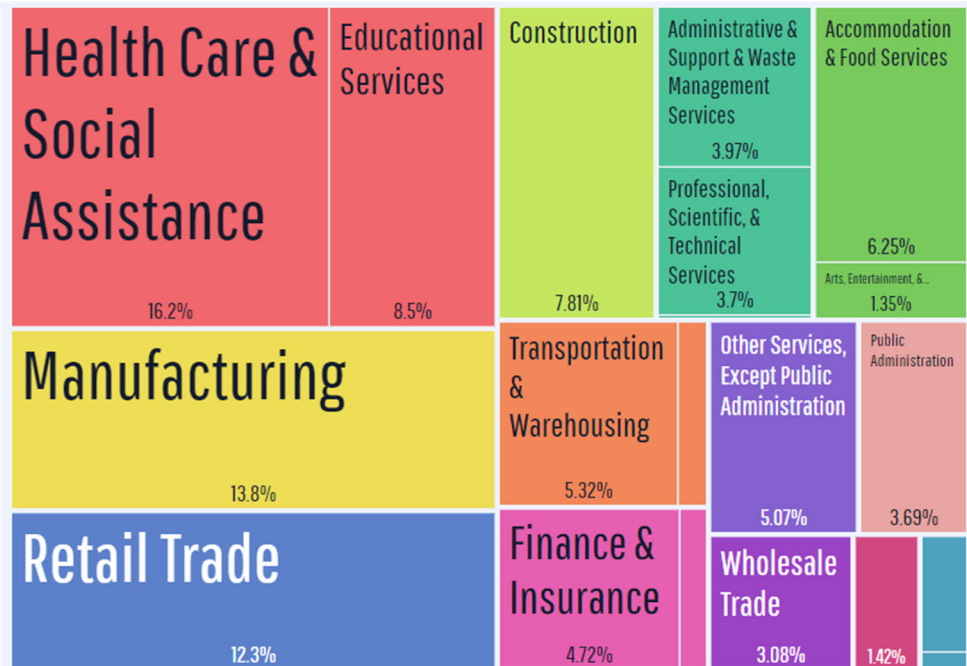
The economy of New Castle, PA employs 38.9k people. The largest industries in New Castle, PA are Health Care & Social Assistance (6,309 people), Manufacturing (5,382 people), and Retail Trade (4,794 people), and the highest paying industries are Utilities (\$77,148), Mining, Quarrying, & Oil & Gas Extraction (\$67,500), and Transportation & Warehousing, & Utilities (\$54,745).

Males in Pennsylvania have an average income that is 132 times higher than the average income of females, which is \$62,610. The income inequality in Pennsylvania (measured using the Gini index) is 0.466, which is lower than the national average.

CAMBRIDGE NEW CASTLE

DEMOGRAPHICS

INDUSTRIES



Health

94.3% of the population of New Castle, PA has health coverage, with 42.9% on employee plans, 21.2% on Medicaid, 17.1% on Medicare, 11.6% on non-group plans, and 1.42% on military or VA plans.

Primary care physicians in Pennsylvania see 1216 patients per year on average, which represents a 0.491% decrease from the previous year (1222 patients). Compare this to dentists who see 1410 patients per year, and mental health providers who see 397 patients per year.

Housing & Living

The median property value in New Castle, PA was \$130,000 in 2022, which is 0.461 times smaller than the national average of \$281,900. Between 2021 and 2022 the median property value increased from \$117,600 to \$130,000, a 10.5% increase. The homeownership rate in New Castle, PA is 74.5%, which is approximately the same as the national average of 64.8%.

People in New Castle, PA have an average commute time of 23.7 minutes, and they drove alone to work. Car ownership in New

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

Median household income in New Castle, PA is \$57,585. In 2022, the county with the highest Median Household Income in New Castle, PA was Chester County, PA with a value of \$118,574, followed by Bucks County, PA and Montgomery County, PA, with respective values of \$107,826 and \$107,441.

CAMBRIDGE NEW CASTLE DEMOGRAPHICS



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

-  **18%** of the population of New Castle, PA are seniors Source: [Census.gov](https://www.census.gov)
-  **37%** of those seniors living in New Castle, PA are living alone Source: [Census.gov](https://www.census.gov)
-  **12%** of New Castle senior households have an annual income of less than \$10k and **39%** less than \$20k Source: [Census.gov ACS](https://www.census.gov/acs)
-  **27%** of New Castle, 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 New Castle is **\$15,046/year** Source: [Census.gov ACS](https://www.census.gov/acs)
-  The median household income for a New Castle senior is **\$24,761** 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 **413** working seniors in New Castle Source: [Census.gov ACS](https://www.census.gov/acs)
-  **20%** of the seniors in New Castle are veterans Source: [Census.gov ACS](https://www.census.gov/acs)

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

Sources: Wikipedia, , DATA USA, Census.gov

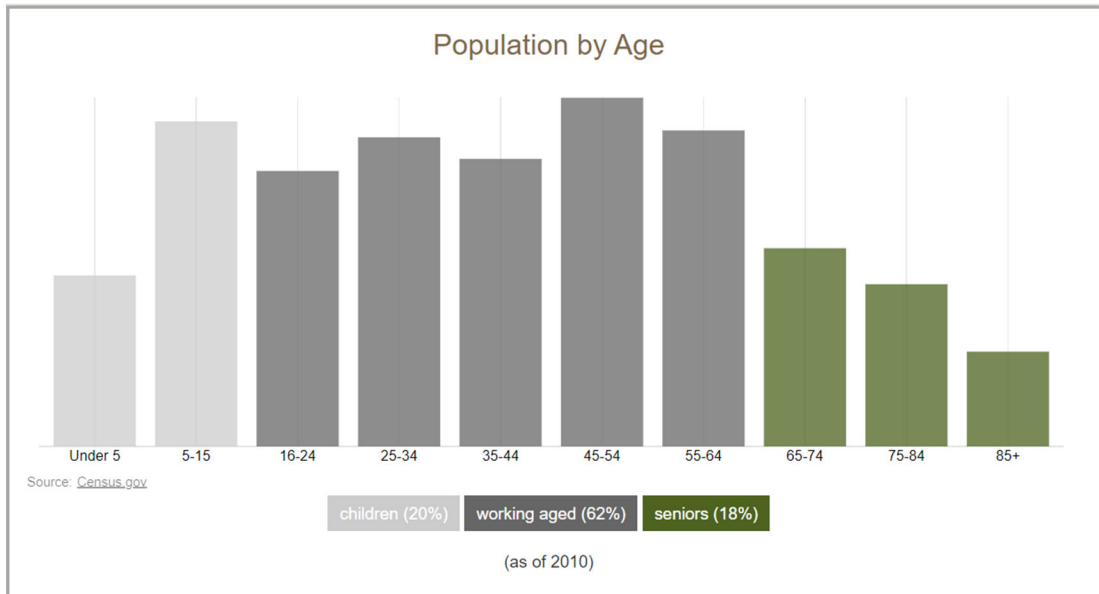
[PrestigeGroupSeniorHousing.com](https://www.PrestigeGroupSeniorHousing.com)



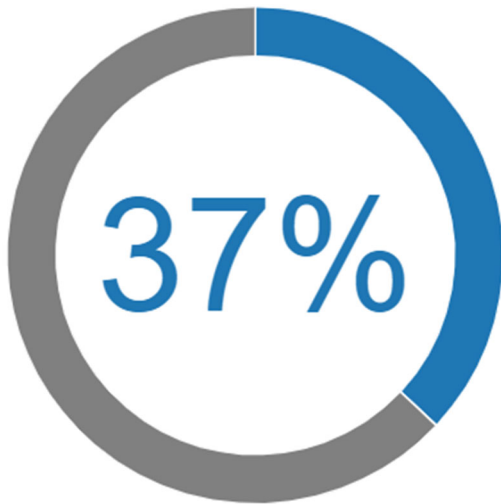
Premier Senior Housing & Health Care Broker

CAMBRIDGE NEW CASTLE

DEMOGRAPHICS

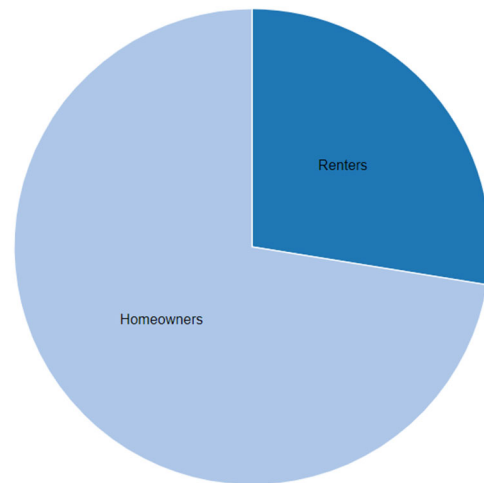


Percent Living Alone



Source: Census.gov

Senior Households: Homeowners vs. Renters



Source: Census.gov ACS

Sources; Wikipedia, West End Alliance, DATA USA, Census.gov

CAMBRIDGE NEW CASTLE AREA INFORMATION

New Castle is a city in and the county seat of Lawrence County, Pennsylvania. It is located in the northwestern region of Pennsylvania along the Shenango River at the mouth of Neshannock Creek.

It sits 43 miles northwest of Pittsburgh near the Pennsylvania – Ohio border. It is approximately 17 miles southeast of Youngstown, Ohio.

It is included in the northwestern part of the Pittsburgh metropolitan area.

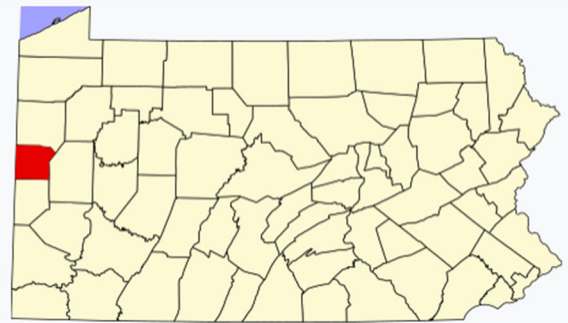
As of the 2020 census, the city had a population of 21,926.

Lawrence County:

As of the 2020 census, the population was 86,070. The county seat and largest city is New Castle.

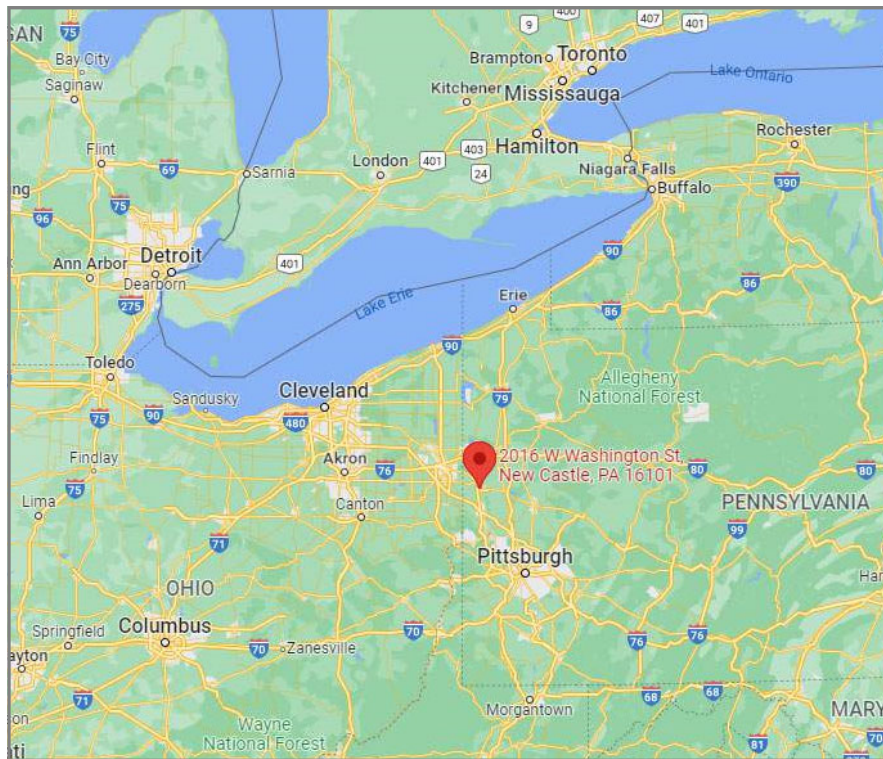
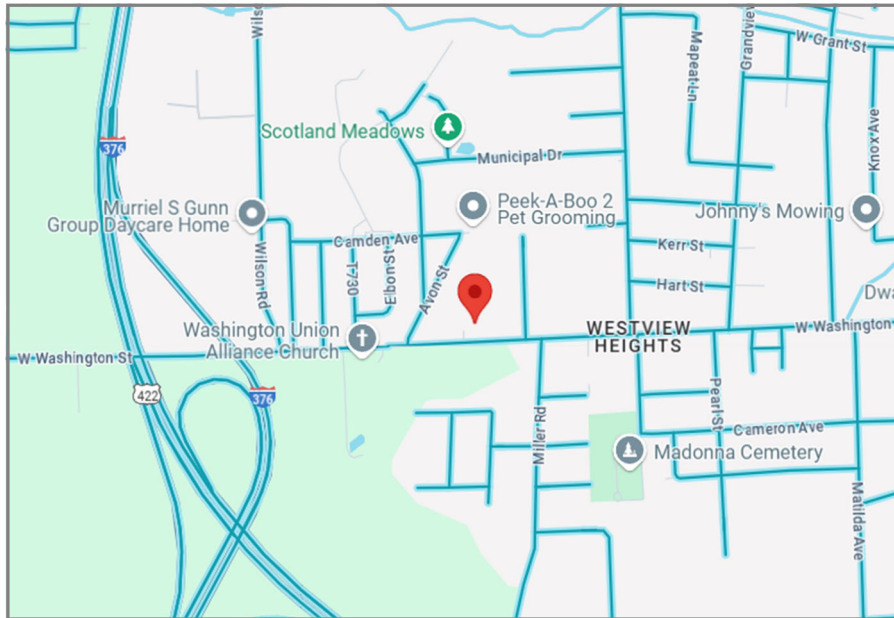
The county was created on March 20, 1849, from parts of Beaver and Mercer counties.

The county is part of the Greater Pittsburgh region of the state.



The United States Office of Management and Budget has designated Lawrence County as the **New Castle, PA Micropolitan Statistical Area (MSA)**. As of the 2010 U.S. census the micropolitan area ranked 3rd most populous in the State of Pennsylvania and the 48th most populous in the United States with a population of 91,108. Lawrence County is also a part of the **Pittsburgh – New Castle – Weirton combined statistical area (CSA)**, which combines the population of Lawrence, and Allegheny, Armstrong, Beaver, Butler, Fayette, Indiana, Washington, and Westmoreland Counties in Pennsylvania. In West Virginia, the counties included are Brooke and Hancock. And in Ohio, Jefferson County. The combined statistical area ranked the fourth most populous in Pennsylvania and 20th most populous in the U.S. with a population of 2,660,727.

CAMBRIDGE NEW CASTLE MAPS



CAMBRIDGE NEW CASTLE

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 2016 WEST WASHINGTON STREET, NEW CASTLE, PA 16101

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)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number

PrestigeGroupSeniorHousing.com



Premier Senior Housing & Health Care Broker