

THE CORRIGAN HOUSE

HAZLETON TOWNSHIP, PA



CONFIDENTIAL OFFERING MEMORANDUM TEASER



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The
Flynn
Company

PROPERTY FEATURES

PARCEL NUMBER	26-S8S8-01C-001-000
COUNTY	Luzerne
CARE TYPE	Personal Care Home
NUMBER OF UNITS	32
NUMBER OF LICENSED BEDS	38
BUILDING SF	+/- 11,404 SF
LAND ACRES	1.7 acres
YEAR BUILT	1999 (North Wing) & 2002 (South Wing)
NUMBER OF BUILDINGS	One
NUMBER OF STORIES	One
NUMBER OF PARKING SPACES	+/- 15
OCCUPANCY	74% (of licensed beds)
COMMUNITY FACEBOOK PAGE	www.facebook.com/pages/Corrigan-House
CURRENT OPERATOR	Corrigan House, Inc.
COMMUNITY WEBSITE	www.thecorriganhouse.com

UNIT MIX

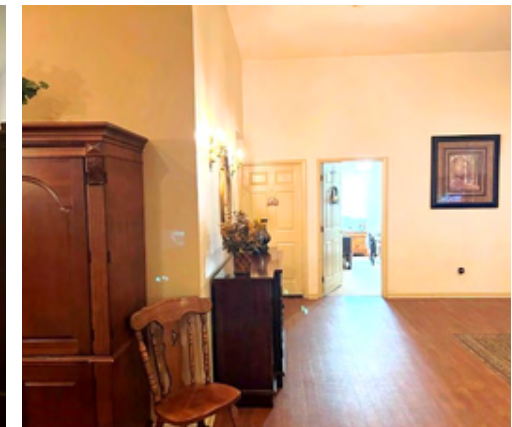
UNIT MIX	UNITS	BEDS
SINGLE - JACK & JILL BATH	7	7
SINGLE - COMMON BATH	10	10
DOUBLE - JACK & JILL BATH	11	22
DOUBLE - COMMON BATH	3	6
TRIPLE - COMMON BATH	1	3

CONSTRUCTION

FOUNDATION	Reinforced Concrete
BASEMENT	No
EXTERIOR	Vinyl Siding
ROOF	Asphalt Shingle, North Wing replaced 2024
FLOORING	Wood, Laminate Tile, and Carpet
WINDOWS	Assumed Adequate
BATHROOMS	Private
NUMBER OF ELEVATORS	None

MECHANICAL

HVAC	Central AC & Gas Fired FWA; Additional PTACs in Some Residents Rooms
FIRE PROTECTION	Fire/smoke detectors
UTILITIES	Public Water & Sewer

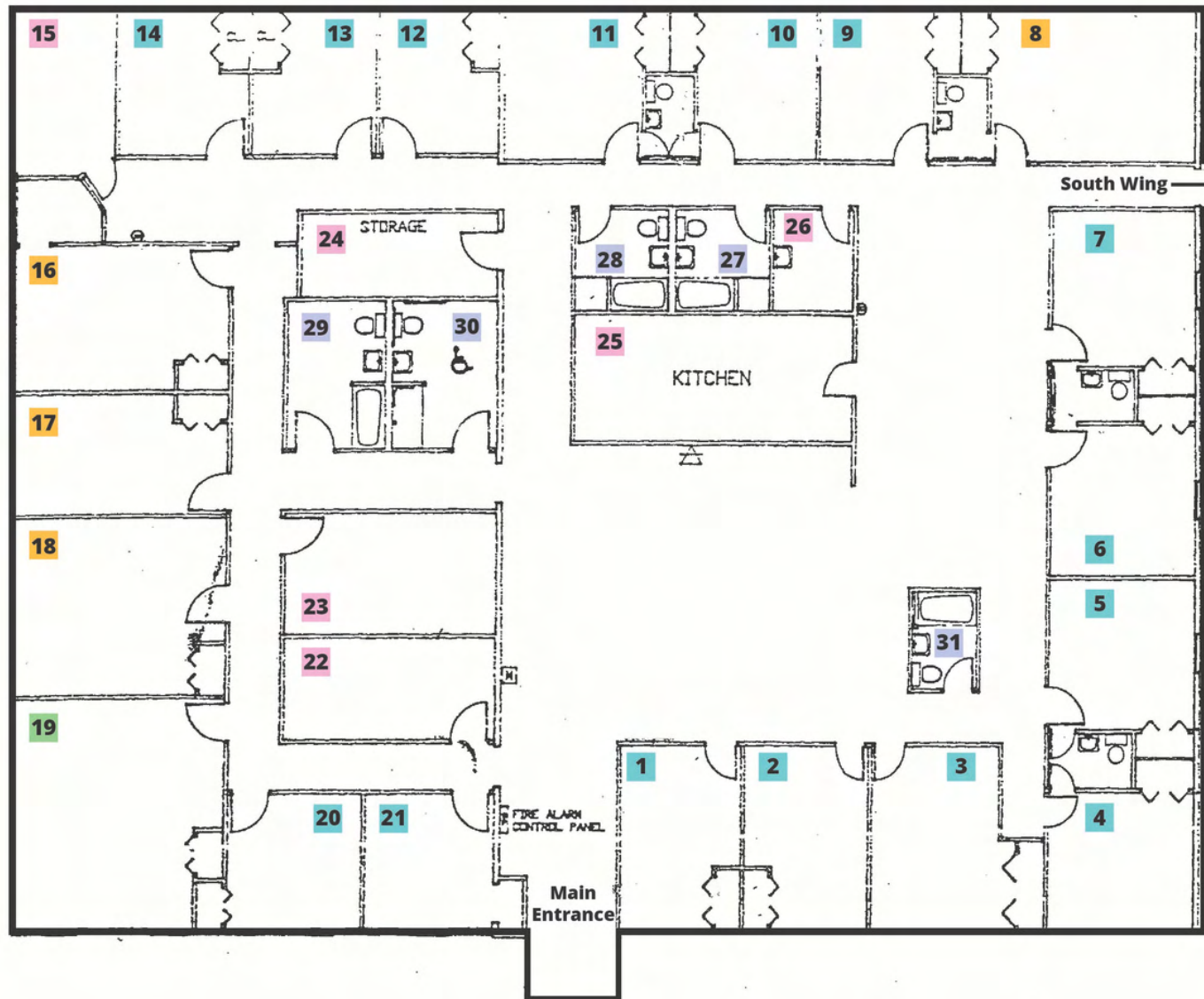


AMENITIES:

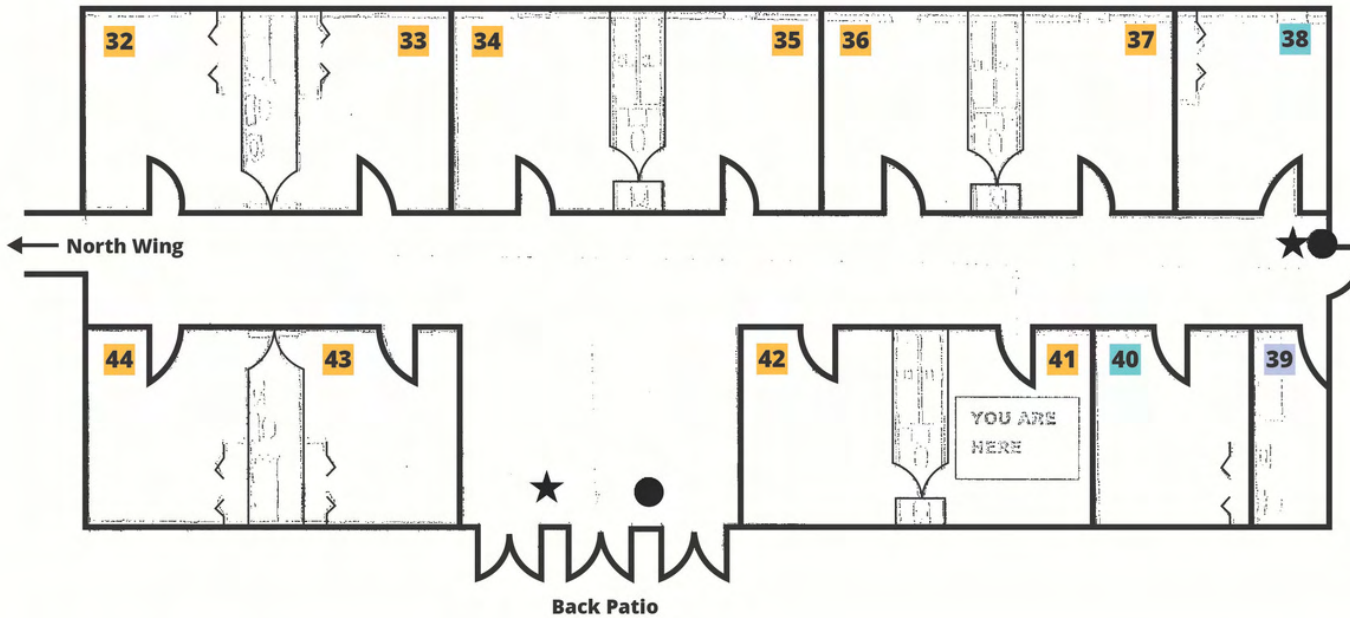
- Full service commercial kitchen
- Outdoor patio area
- Lounge area
- Dining room
- Laundry services provided for bed linens, towels, and personal laundry
- Weekly program of activities designed to promote the resident's active involvement with other residents, family, and the community.
- 24 hour staff and supervision
- Close proximity to hospital emergency room
- Paired with Wheels on Wheels – local transportation service for tenants
- Strong referral network of local medical providers
- Open visitation hours from 7:00am – 9:00pm daily
- 3 meals provided per day – breakfast, lunch, and dinner



NORTH WING - FLOOR PLAN



#	Mix	Bathroom
1	Single	common bath
2	Single	common bath
3	Single	common bath
4	Single	jack & jill (half bath)
5	Single	jack & jill (half bath)
6	Single	private bath
7	Single	jack & jill (half bath)
8	Single	jack & jill (half bath)
9	Double	jack & jill (half bath)
10	Single	jack & jill (half bath)
11	Single	jack & jill (half bath)
12	Single	jack & jill (half bath)
13	Single	jack & jill (half bath)
14	Single	jack & jill (half bath)
15	Laundry room	
16	Double	private half bath
17	Double	common bath
18	Double	common bath
19	Triple	common bath
20	Single	common bath
21	Single	common bath
22	Office - nurses	
23	Den	
24	Storage	
25	Kitchen	
26	Salon	
27	Common bath	common bath
28	Common bath	common bath
29	Common bath	common bath
30	Common bath ADA	common bath ADA
31	Common bath	common bath



#	Mix	Bathroom
32	Double	jack & jill w/ shower
33	Double	jack & jill w/ shower
34	Double	jack & jill (half bath)
35	Double	jack & jill (half bath)
36	Double	jack & jill (half bath)
37	Double	jack & jill (half bath)
38	Single	common bath
39	Common bath	common bath
40	Single	common bath
41	Double	jack & jill (half bath)
42	Double	jack & jill (half bath)
43	Double	jack & jill w/ shower
44	Double	jack & jill w/ shower



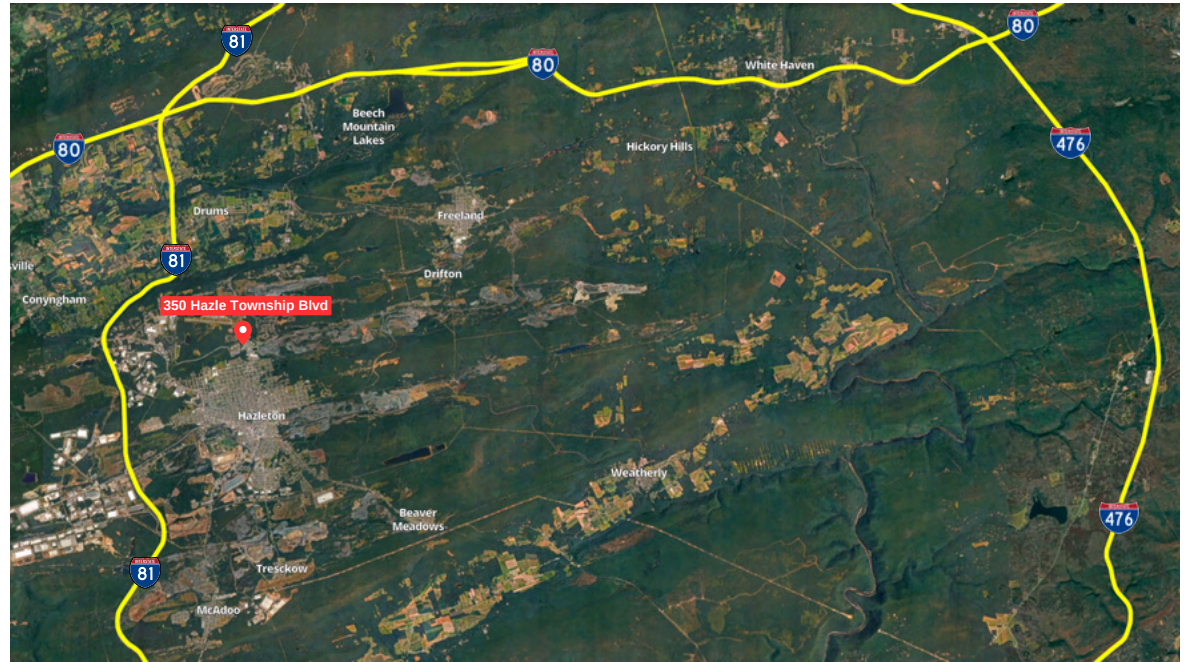
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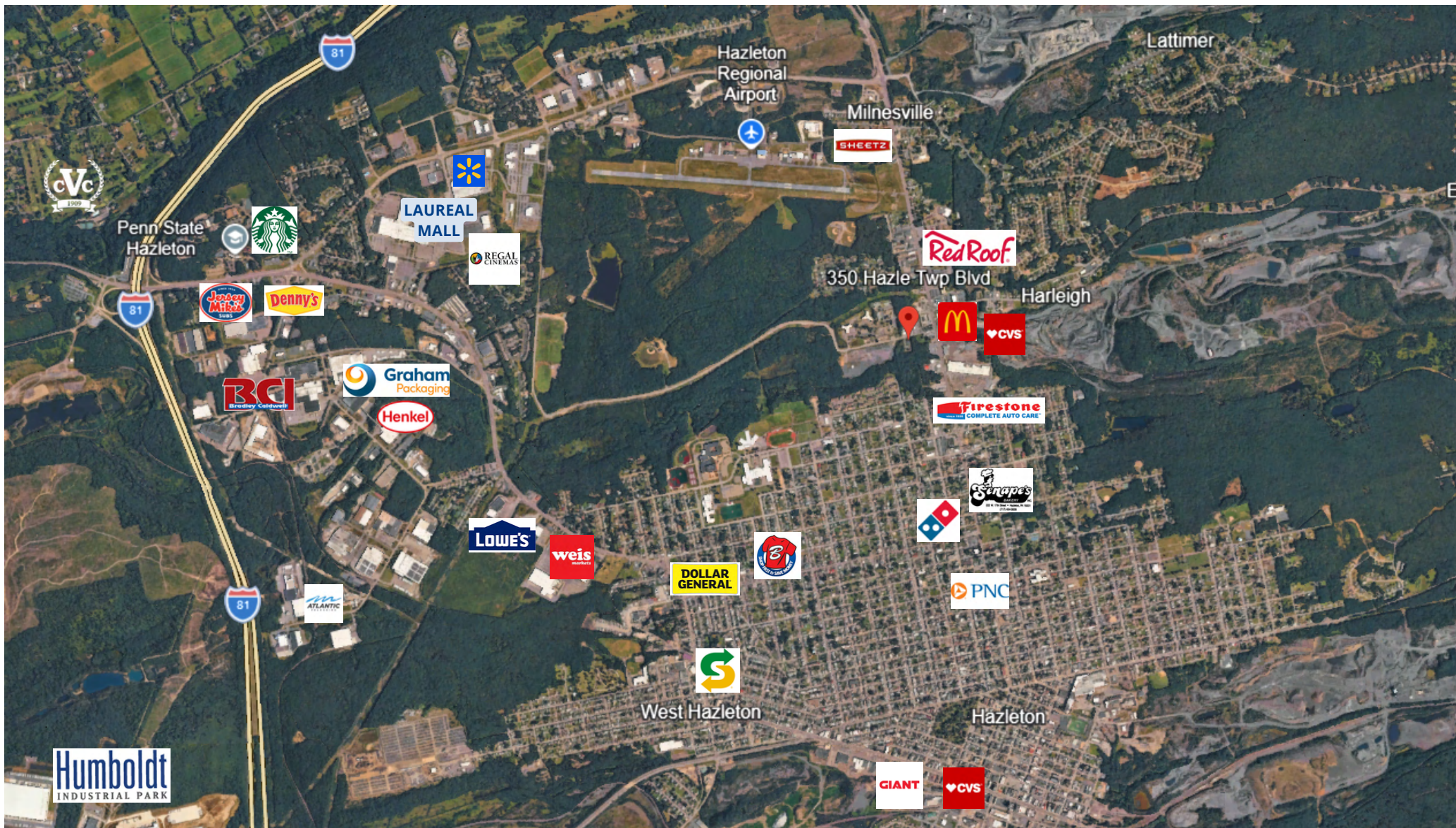
Hazle Township surrounds the City of Hazleton and serves as a regional commercial and employment hub within Luzerne County. The western portion of the township include the Humboldt Industrial Park, one of the largest industrial parks in Northeastern Pennsylvania, home to many national corporations. This economic base supports the regional stability and employment density that indirectly benefits healthcare and senior services demand. The region maintains a 70% homeownership rate, median household income of ~\$57,000, and stable residential base.

There is strong regional connectivity to the area through Interstate 81 (running North-South), Interstate 80 (running East-West), Interstate 476 (PA Turnpike Extension), and PA Routes 924 and 93. Approximate drive times to larger markets are: 35 minutes to Wilkes-Barre, PA, 50 minutes to Scranton, PA, 1 hour to Allentown, PA, 1 hour and 45 minutes to Philadelphia, PA, and 2 hours to New York City Metro, NY. This connectivity places the Corrigan House within a practical driving distance of multiple population centers, supporting both local admissions and family accessibility.

SURROUNDING HEALTH CARE:

The Corrigan House benefits from a strategic location in Hazleton, being just minutes from both the Lehigh Valley Hospital-Hazleton, and St. Luke's Care Now - Hazleton. The Geisinger Wyoming Valley Medical Center is also a 30-minute drive from Corrigan House.





DEMOGRAPHIC METRIC (2025)	3 MILES	5 MILES
Total Population	46,090	58,138
Median Household Income	\$48,310	\$54,346
Average Household Income	\$63,583	\$72,529
Seniors (65+)	8,485	9,537
Median Age	38.4	40.1
Total Households	17,113	22,346
Average Household Size	2.65	2.57
Owner Occupied Housing Units	9,478	13,801
Renter Occupied Housing Units	7,635	8,545

SOURCE: ESRI

DEMOGRAPHIC METRIC (2030)	3 MILES	5 MILES
Total Population	46,556	58,571
Median Household Income	\$53,382	\$60,368
Average Household Income	\$69,506	\$79,606
Seniors (65+)	11,577	12,923
Median Age	39.6	41.2
Total Households	17,298	22,545
Average Household Size	2.65	2.56
Owner Occupied Housing Units	9,792	14,145
Renter Occupied Housing Units	7,506	8,370

SOURCE: ESRI



35% Predicted Increase in 65+ age population from 2025 to 2030



\$72,529 Average Household Income (5 mile radius) - 2025



22,346 Households in a 5 mile radius - 2025



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