



Seven Fields Behavioral

Behavioral Health

Residential Behavioral Healthcare Treatment

Seven Fields, Pennsylvania

Offering Memorandum

Seven Fields Behavioral

OFFER REQUIREMENTS

All offers must be presented in writing and shall include the following:

- Purchaser bio and business background, including:
 - Relevant senior living or healthcare real estate experience;
 - Summary of assets currently under management;
- Sources of debt and equity for acquisition;
- Evidence of deployable equity;
- Description of key assumptions supporting proposed price and financing strategies;
- Amount of proposed earnest money;
- Proposed due diligence and closing timelines;
- Summary of contingencies or conditions to closing; and
- List of any internal approvals required to close acquisition.

STEVE THOMES
Executive Managing Director
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DAVE CUMMINGS
Pennsylvania Real Estate Broker &
Listing Agent
Broker - Cummings & Co. Realtors,
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Seven Fields Behavioral

OFFERING OVERVIEW



PROPERTY OVERVIEW	
Property Name:	Seven Fields Behavioral
Address:	500 Seven Fields Blvd Seven Fields, PA 16046
Year Built:	1999
Renovation:	2023; Approximately \$3.1 Million for IP BH
Total Units:	46
Total Beds:	72 +/-
Total Lot Size:	4.17 AC
Total Building Size:	33,620 Sq. Ft.
Parking Count:	37 Standard Spaces 2 Handicapped Spaces
Number of Stories:	One (1)
Zoning:	Zoned by Right for Inpatient BH Treatment*
APN:	010-4F35-16F1-0000

THE OFFERING

Please review the exclusive offering of Seven Fields Behavioral, a recently renovated inpatient behavioral healthcare treatment facility in Seven Fields, Pennsylvania. Located approximately 20 miles north of Pittsburgh, the one-story building in its current configuration offers 46 units providing space for up to 72 beds on a 4.17 acre lot.

Built in 1999 and converted in 2023 with approximately \$3.1 million in renovations to support inpatient behavioral healthcare treatment, the facility offers a full suite of desirable building amenities including multiple group rooms, various nurse stations, a gym, kitchen, two interior courtyards, and two outdoor fenced in porches. 2023 renovations included a new roof, flooring, and other cosmetic upgrades tailored to residential behavioral healthcare treatment. The facility supports behavioral health operations through a functional, flexible layout. Resident rooms are equipped with their own toilet and sink, with communal shower rooms located throughout the building.

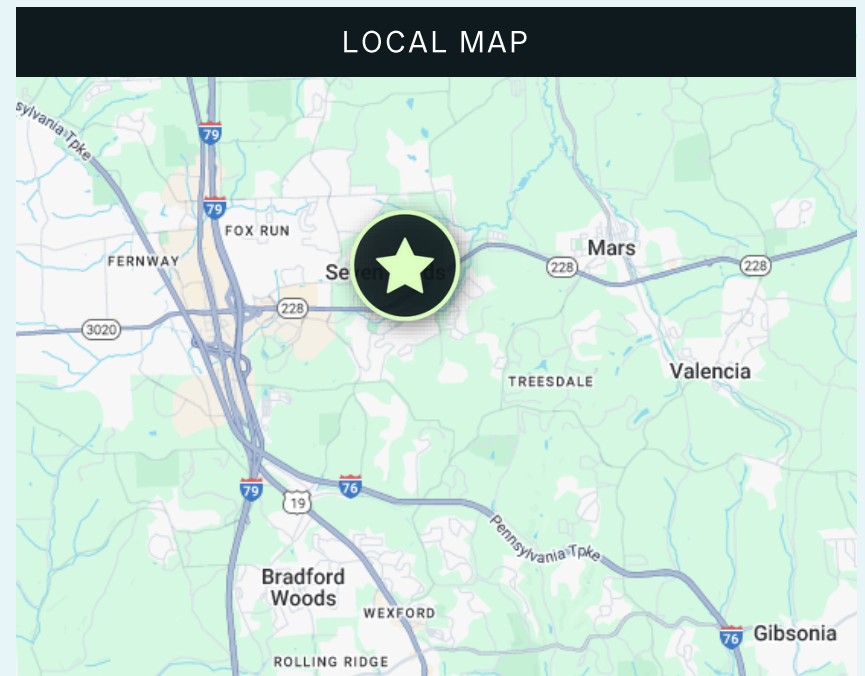
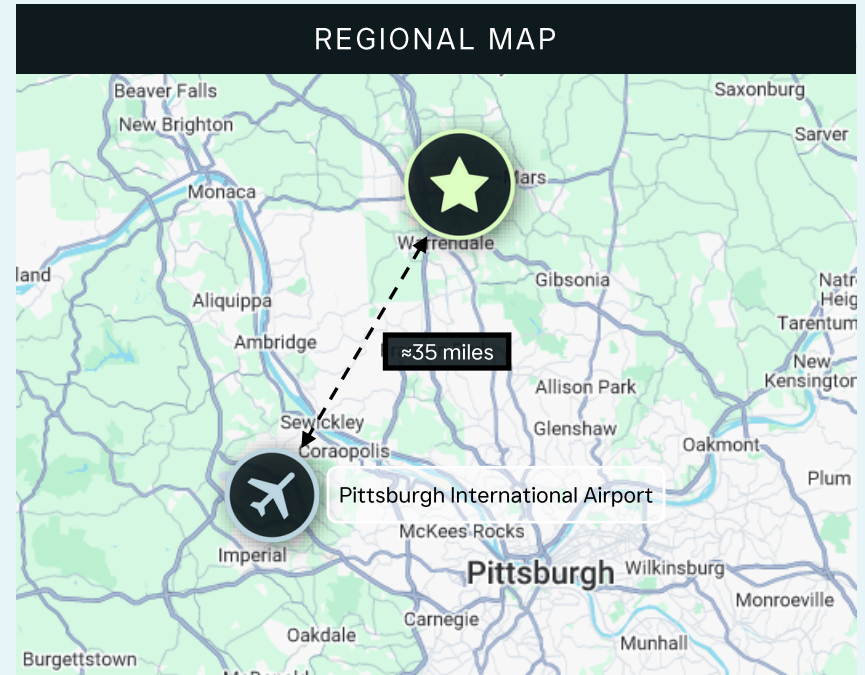
The property enjoys a highly desirable location along Pennsylvania Route 228, offering direct access to Interstate 79 and convenient connectivity to downtown Pittsburgh and the surrounding suburbs, as well as major employment centers, regional hospitals, and Pittsburgh International Airport. The site is positioned within a growing suburban node just minutes from the expanding commercial and retail corridors of Cranberry Township and nearby communities, providing immediate access to national-brand shopping, dining, and services. The area also features local amenities and green space, including Seven Fields Municipal Park and the Seven Fields Nature Preserve, which enhance the overall environment and support community activity.

Seven Fields Behavioral is being offered vacant for sale without a defined asking price, unencumbered by property level mortgage debt, and free and clear of a management contract or lease agreement. *Providers and investors will be required to reach out to the local zoning department to verify their specific zoning use.

Seven Fields Behavioral

PROPERTY DETAILS

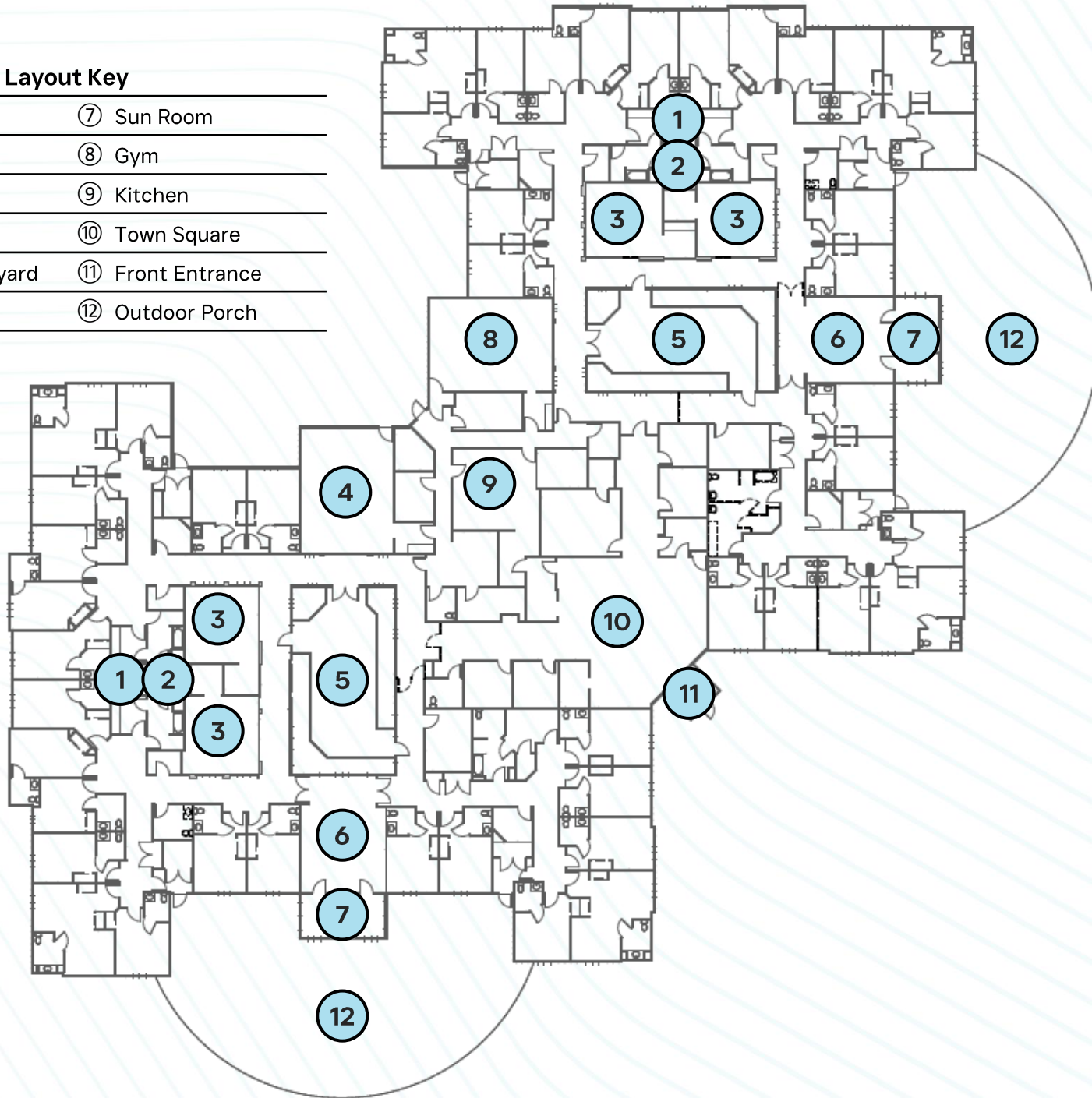
Seven Fields Behavioral
Lot Size: 4.17 AC
Building Size: 30,314 Sq. Ft.
APN: 010-4F35-16F1-0000

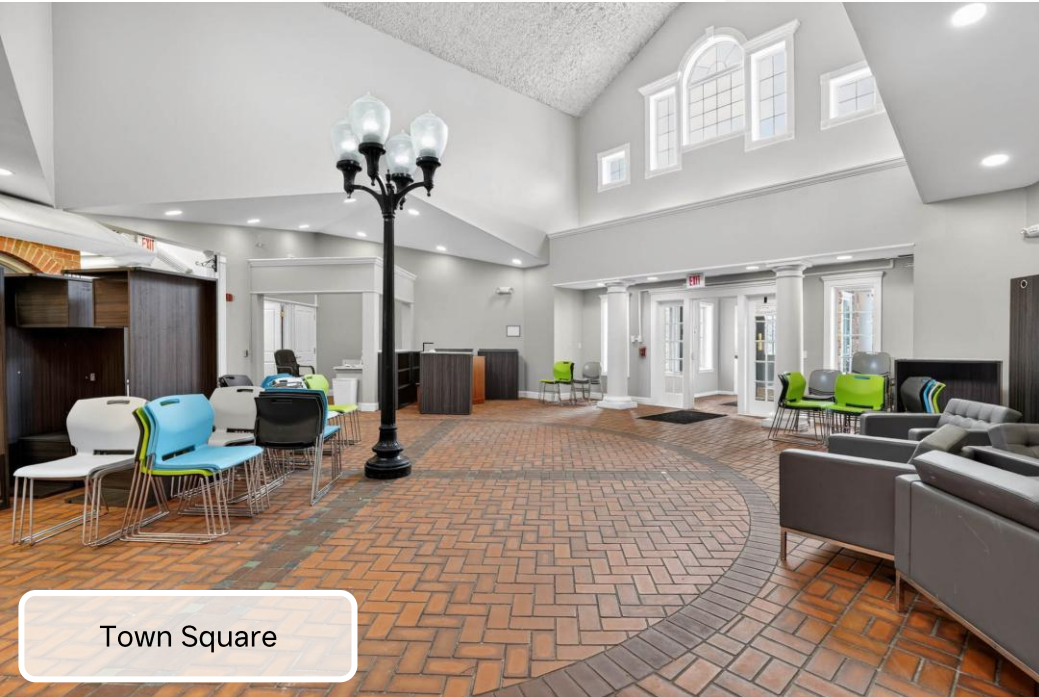




Layout Key

- | | |
|---------------------|------------------|
| ① Laundry | ⑦ Sun Room |
| ② Shower Room | ⑧ Gym |
| ③ Group Room | ⑨ Kitchen |
| ④ Dining Room | ⑩ Town Square |
| ⑤ Outdoor Courtyard | ⑪ Front Entrance |
| ⑥ TV Lounge | ⑫ Outdoor Porch |





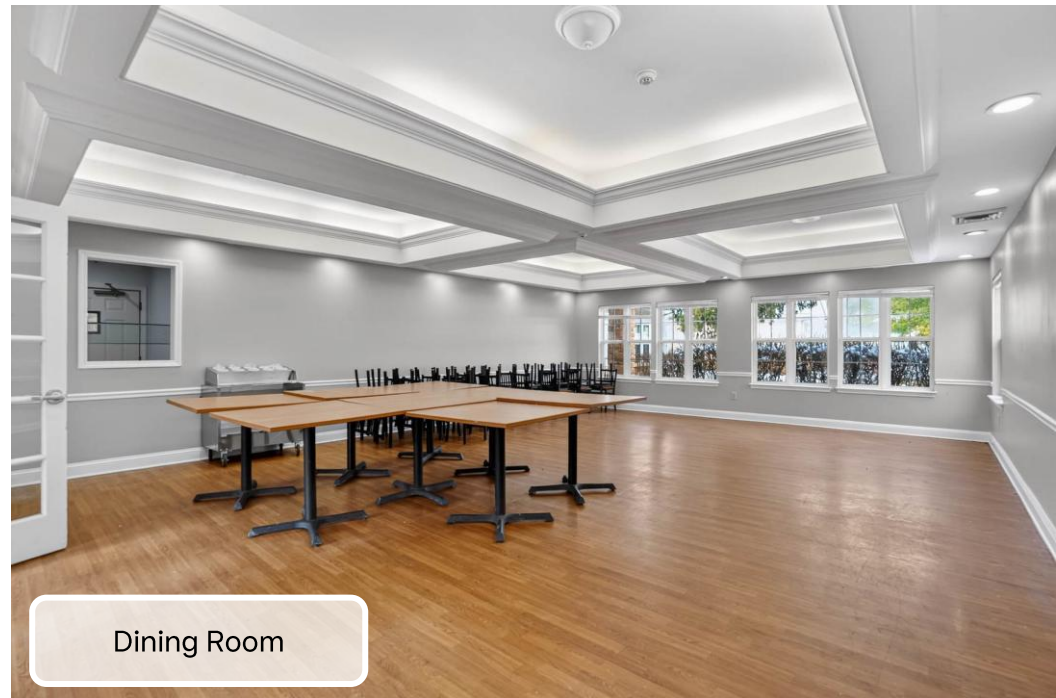
Town Square



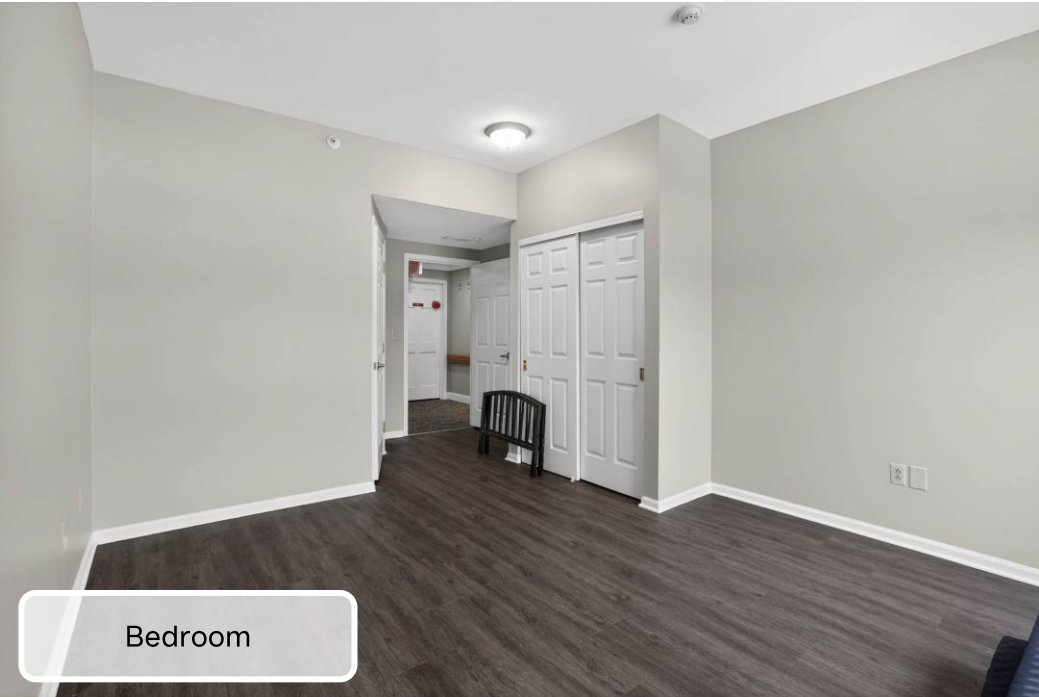
Group Room



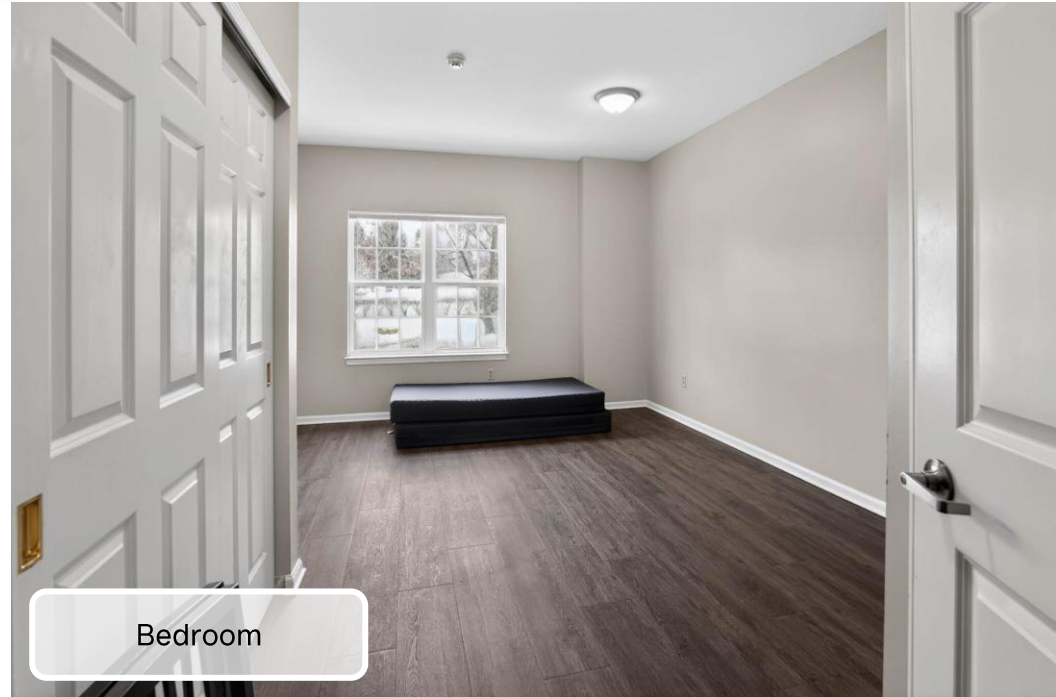
Screened Porch



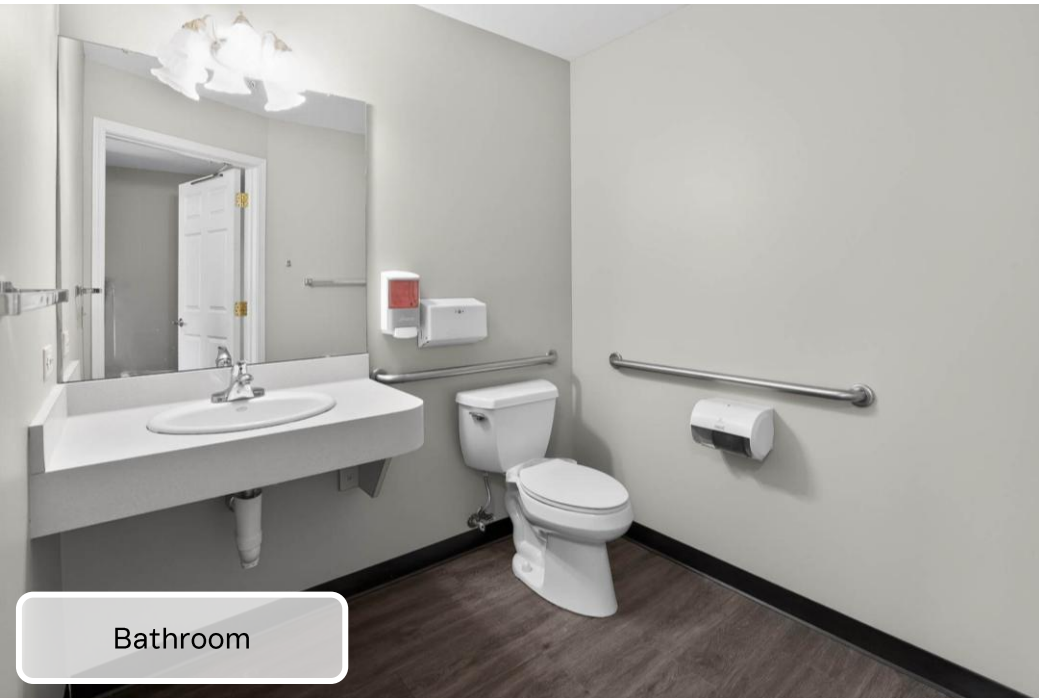
Dining Room



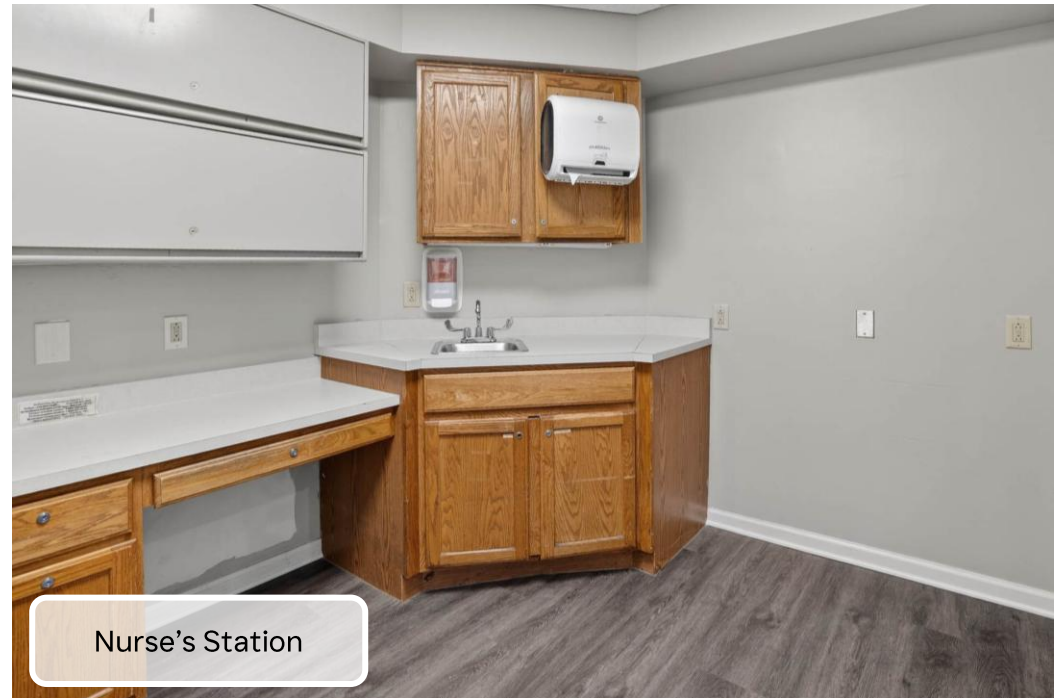
Bedroom



Bedroom



Bathroom



Nurse's Station

Seven Fields Behavioral falls in the Adams Township. The subject property is zoned by right for inpatient behavioral healthcare treatment and other residential behavioral healthcare treatment uses.

ZONING INFORMATION

Property Name: Seven Fields Behavioral

Address: 500 Seven Fields Blvd, Seven Fields, PA 16046

Jurisdiction: Adams Township, Butler County, Pennsylvania

Zoning: Route 228 Overlay Zoning District

Permitted Uses*: Hospitals and outpatient medical facilities are permitted uses in this zoning district. Adams Township recognizes inpatient behavioral treatment facilities as hospitals.

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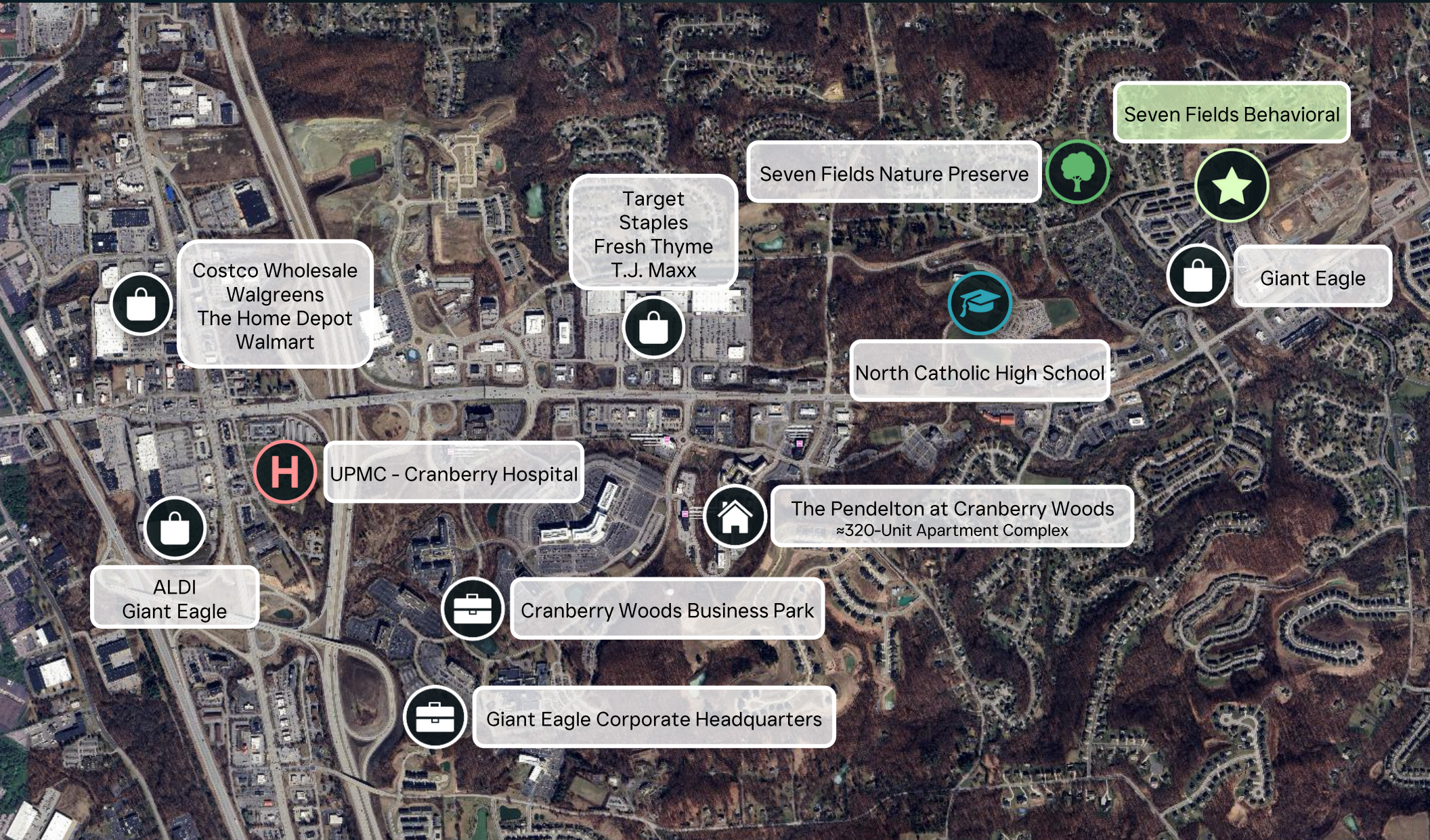
Inpatient substance abuse disorder treatment rates in Pennsylvania are variable and subject to each provider’s negotiations with private and public payors. Provided ranges below are observed rates from providers in the state and are not guaranteed to be achieved by a new provider in this facility. Rates should be verified by provider through their own credentialing process.

HISTORICAL INSURANCE CONTRACT DAILY RATES

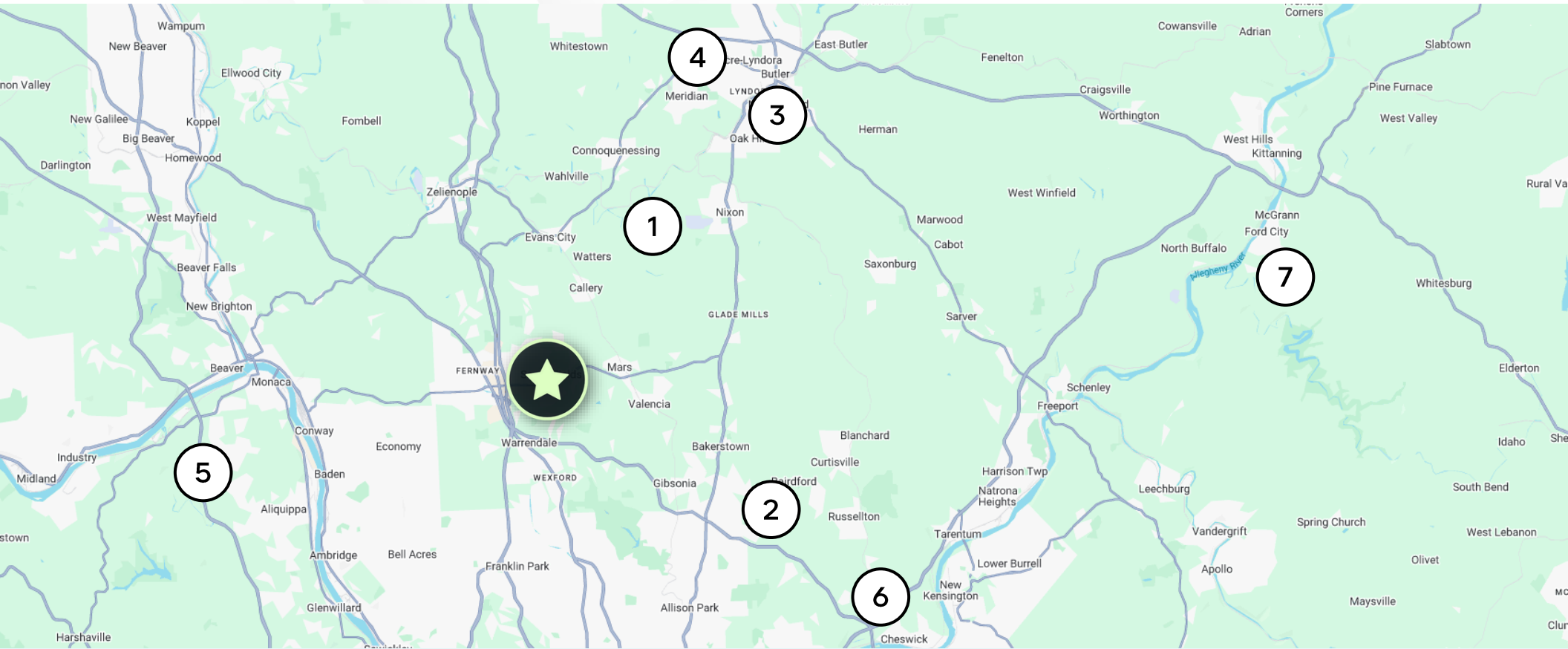
PAYOR	PHP	REHAB	DETOX
Commercial Payors			
Aetna	~\$465	~\$950	~\$950
Anthem Blue Cross Blue Shield	~\$325	~\$710	~\$750
Cigna	~\$395	~\$900	~\$960
Magellan Yale	~\$340	~\$785	~\$790
Pennsylvania Medicaid			
Medicaid	-	~\$285 Blended	

Seven Fields Behavioral

MARKET OVERVIEW



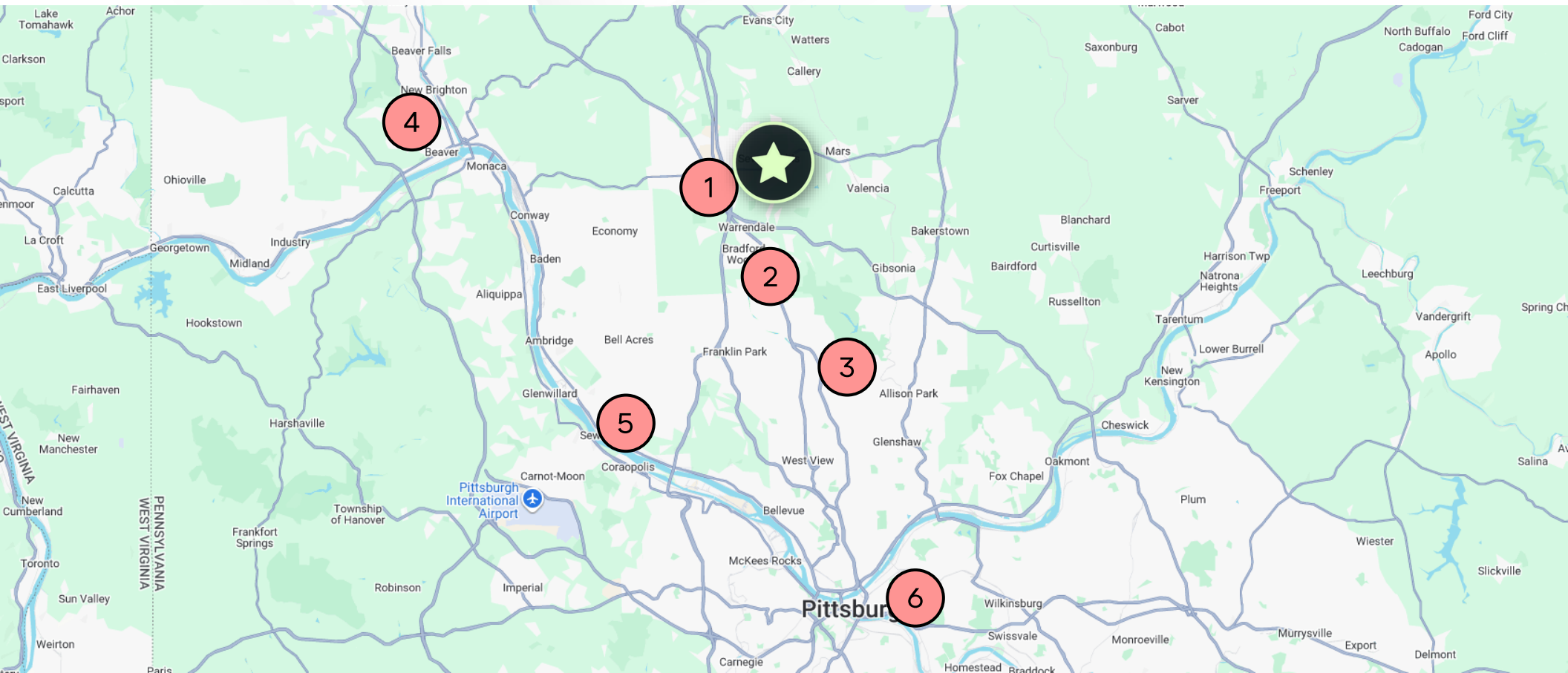
COMPETITIVE MARKET OVERVIEW



FACILITY NAME	DISTANCE (MILES)	CITY	SPECIALTY OFFERED	PAYOR SOURCE	BEDS	INPATIENT VS. OUTPATIENT
★ Seven Fields Behavioral	-	Seven Fields	SUD Treatment	Commercial, Medicaid	72	Inpatient
① Silvermist Recovery*	6.8	Renfrew	SUD Treatment, Mental Health	Commercial	25	Inpatient
② Pyramid Healthcare Ridgeview*	9.9	Gibsonia	SUD Treatment	Commercial, Medicaid	42	Inpatient
③ Ellen O'Brien Gaiser Center	12.9	Butler	SUD Treatment	Commercial, Medicaid	40	Inpatient
④ VA Butler Hospital	13.8	Butler	SUD Treatment, Detoxification	Medicaid, Medicare, TRICARE	56	Inpatient
⑤ Gateway Rehab Center	14.5	Aliquippa	SUD Treatment	Commercial, Medicaid	100	Inpatient
⑥ Western PA Adult & Teen Challenge	14.7	Cheswick	SUD Treatment	Commercial, Medicaid	24	Inpatient
⑦ Lenape Wellness Center	28.3	Ford City	Mental Health Treatment	Commercial	50	Inpatient

*Silvermist Recovery and Pyramid Healthcare are male only facilities, with Pyramid Healthcare specifically treating young adult males

POTENTIAL REFERRAL SOURCES OVERVIEW



HOSPITAL/FACILITY NAME	DISTANCE (MILES)	CITY	HOSPITAL TYPE/FACILITY SPECIALTY	HOSPITAL SYSTEM	TOTAL BEDS	TOTAL DISCHARGES
① UPMC Passavant – Cranberry	2.2	Cranberry Township	Short Term Acute Care	UPMC	33	-
② Wexford Hospital	3.9	Wexford	Short Term Acute Care	Allegheny Health Network	144	7,295
③ UPMC Passavant - McCandless	8.5	Pittsburgh	Short Term Acute Care	UPMC	390	13,407
④ Heritage Valley Sewickley	12.3	Sewickley	Short Term Acute Care	Heritage Valley Health	265	4,478
⑤ Heritage Valley Beaver	13.9	Beaver	Short Term Acute Care	Heritage Valley Health	176	7,883
⑥ UPMC Western Psychiatric Hospital	17.9	Pittsburgh	Psychiatric	UPMC	263	-



23,312

2024 Population
Treated for Substance Use

9,283

2024 Population
Treated for Alcohol Abuse

5,900

2024 Population Treated
for Opioid Abuse

2,932

2024 Population
Treated for Amphetamines

1,600+

Pittsburgh MSA
Total Overdoses, 2025

37.1

Pennsylvania Drug-
Related Deaths
per 100,000, 2023

665

Number of Overdose
Deaths in Allegheny
County, 2023

5,703

Pennsylvania Deaths
from Alcohol
Abuse, 2023

2.2 Million

Pennsylvanians
Classified as Needing
SUD Treatment, 2023

NIC MAP, SAMHSA.gov, PittsburghPA.gov, TFaH.org, WFMH.org



80,729

Total Population 2025
5 Miles



\$188,636

Median Income Age 45-64
5 Miles



\$1,000,001+

Median Net Worth Age 45-64
5 Miles



\$514,634

Median Home Value 2025
5 Miles

NIC MAP Vision

LOCAL POPULATION

	3-Miles	5-Miles	7-Miles	MSA
Total Households 2025	11,052	30,075	44,541	1,043,604
Total Population 2025	29,816	80,729	117,295	2,414,333
Total Population 2030	31,230	84,006	121,019	2,380,483

LOCAL INCOME

	3-Miles	5-Miles	7-Miles	MSA
Median Household Income 2025	\$145,156	\$143,359	\$139,041	\$81,341
Median Household Income 2030	\$160,411	\$160,411	\$148,162	\$90,761
Median Income Age 45-64 2025	\$188,636	\$188,636	\$190,000	\$104,545
Median Income Age 45-64 2030	\$200,001+	\$200,001+	\$200,001+	\$122,727

WEALTH METRICS

	3-Miles	5-Miles	7-Miles	MSA
Median Net Worth 45-54 2025	\$820,464	\$1,000,001+	\$1,000,001+	\$282,744
Median Net Worth 55-64 2025	\$1,000,001+	\$1,000,001+	\$1,000,001+	\$388,634
Median Home Value 2025	\$516,473	\$514,634	\$481,132	\$238,947
Median Home Value 2030	\$618,705	\$628,012	\$572,917	\$278,916
Home Value 5 Yr. Growth Rate	20.0%	22.0%	19.0%	17.0%



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