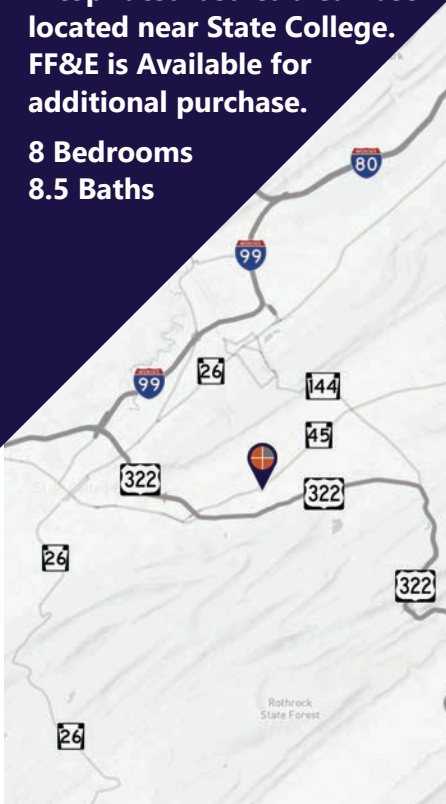


FOR SALE

A top rated bed & breakfast
located near State College.
FF&E is Available for
additional purchase.

8 Bedrooms
8.5 Baths



Gordon Kauffman
Cell: 717.880.7301
gordon@truecommercial.com

Marisa Benjamin
Cell: 717.615-1665
marisa@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

EARLYSTOWN MANOR BED & BREAKFAST

DEMOGRAPHICS

Variable	Earlystown Manor B&B		
	2024 Earlystown Rd, Centre Hall, PA 16828		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	5,430	82,018	126,363
Population Density (Pop per Sq. Mile)	321.8	787.3	458.7
Total Daytime Population	5,349	94,595	136,712
Total Households	2,236	28,069	46,109
Per Capita Income	\$49,813	\$26,710	\$29,372
Average Household Income	\$121,781	\$76,561	\$79,330
Average Disposable Income	\$91,602	\$59,275	\$61,536
Person Spent Any # of Nights in Hotel/Lodging in Last 12 months	2,452	39,411	57,692
Person Spent 1 Night in Hotel/Lodging in Last 12 months	157	2,374	3,635
Person Spent 2 Nights in Hotel/Lodging in Last 12 months	266	4,423	6,605
Person Spent 3-4 Nights in Hotel/Lodging in Last 12 months	424	10,893	14,614
Person Spent 5-7 Nights in Hotel/Lodging in Last 12 months	503	8,064	11,617
Hotel/Lodging (SIC70) Businesses	3	43	69
Hotel/Lodging (SIC70) Employees	128	2,755	3,207
Hotel/Lodging (SIC70) Sales (\$000)	\$8,841	\$184,752	\$219,254

PROPERTY DETAILS

- Total Building Size:..... 4,825 SF
- Sale Price: \$1,295,000
- Zoning: Agricultural with Corridor Overlay District
- Land/Lot Size: 10.46 Acres
- Date Available:..... Immediately
- Year Built:..... 1993
- Total Bedrooms:..... 8
- Total Bathrooms:..... 8 full, 1 half
- APN:..... 25-002-005D-0001 & 25-002-005D-0000

PROPERTY & MARKET OVERVIEW

The Earlystown Manor is a beautiful brick two-story, estate-style bed and breakfast located in the town of Earlystown, PA. Known for Penn State College, and the Nittany Lions roaring at Beaver Stadium. The manor was built in 1993 on 10.46 private acres with breathtaking views of both Mount Nittany and Tussey Mountain as well as the beautiful surrounding countryside. The Manor has beautifully maintained landscapes, complemented by stunning flower gardens, attractive patios, surrounding orchards and an enormous fruit and vegetable garden. It has a total of 8 bedrooms, 8 1/2 baths, formal living and dining rooms, spacious eat-in kitchen, family room with entrance to patio, office, a sitting area and laundry. Unfinished lower level provides plenty of extra storage. The Carriage House has a full apartment with a separate bedroom suite. There is ample garage space with a 3-car garage in the Main House and a 2-car garage in the Carriage House.

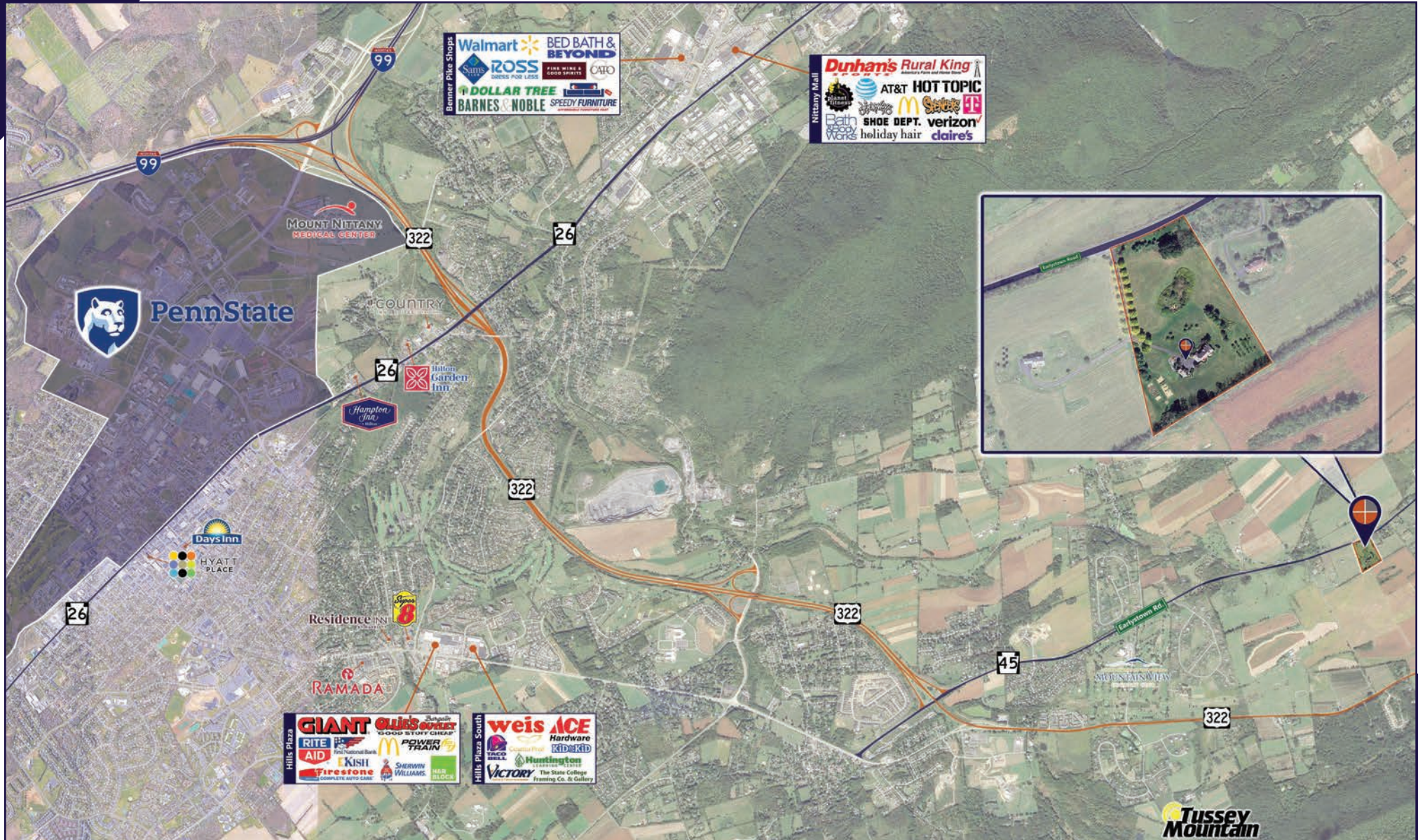
The Manor is a three-minute drive to Boalsburg, the founding place of Memorial Day, offering many quaint shopfronts, tour the military museum, or visit the farmers market. The Manor is perfectly situated just 15 minutes from Penn State's University Park campus, perfect for visiting friends for football, a concert, or a cultural event. Explore breath-taking views on various hiking trails on Tussey Mountain, Mount Nittany and Whipple Dam State Park, stop by the Rhonymede Arboretum & Sculpture Garden or head out onto the slope at Tussey Mountain for skiing.

Earlystown Manor is a solid bed and breakfast business. The Manor is highly rated by travelers (Google certificate of Excellence) for delivering an outstanding experience. Maintenance is thoroughly up to date, with improvements. It plays host to dozens of weddings and special events showcasing the unique natural beauty Central Pennsylvania's surrounding countryside has to offer. State College with its abundant attractions, is a strong, established destination a short drive away. New owners are sure to prosper at this fine Pennsylvania bed and breakfast, or a great investment for the Penn State football fans to have a permanent private slice of heaven to stay at while attending the games.



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ESTABLISHED REGIONAL COMPETITION MAP



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The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



PROPERTY & INTERIOR PHOTOS



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INTERIOR GUEST SUITE PHOTOS



MASTER SUITE



VICTORIAN SUITE



CATHEDRAL SUITE



PENN STATE SUITE



BALCONY ROOM



SKYLITE ROOM



GARDEN SUITE

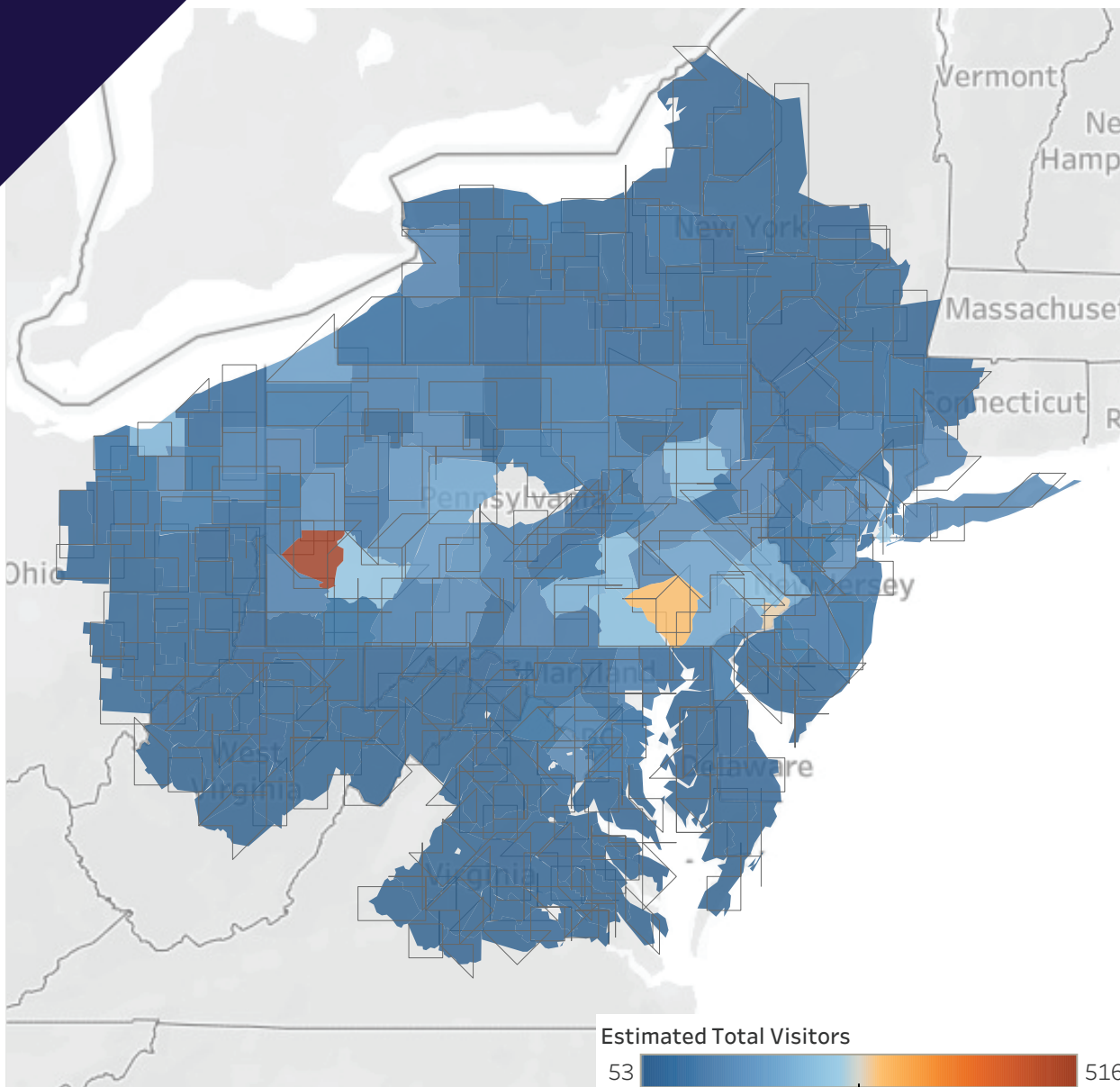


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2019 STATE COLLEGE VISITORS BY COUNTY



Estimated Total Visitors

53

516,976

Top 20 Estimated Visits by County

County	State	Estimated ..	2019 Popul..
Allegheny	Pennsylvan..	516,976	1,216,045
Lancaster	Pennsylvan..	286,307	545,724
Philadelphia	Pennsylvan..	266,812	1,584,064
Kings	New York	231,080	2,559,903
Westmorel..	Pennsylvan..	216,461	348,899
Dauphin	Pennsylvan..	199,905	278,299
York	Pennsylvan..	197,824	449,058
Luzerne	Pennsylvan..	196,620	317,417
Montgomery	Pennsylvan..	190,471	830,915
Cuyahoga	Ohio	179,782	1,235,072
Cumberland	Pennsylvan..	172,123	253,370
Bucks	Pennsylvan..	156,459	628,270
Clearfield	Pennsylvan..	155,032	79,255
Chester	Pennsylvan..	150,180	524,989
Berks	Pennsylvan..	145,295	421,164
Erie	Pennsylvan..	139,664	269,728
New York	New York	131,027	1,628,706
Cambria	Pennsylvan..	124,083	130,192
Jefferson	Pennsylvan..	118,838	43,425
Indiana	Pennsylvan..	111,799	84,073

**Tracked by number of users accessing cell phone data within Centre County*

**Information from the Happy Valley Adventure Bureau*

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