

Carson Long Military Academy

200 North Carlisle Street, New Bloomfield, PA 17068

Offered at: \$2,900,000



Located in New Bloomfield, Pennsylvania, Carson Long is one of the nation's oldest military academies. Founded in 1836 as Bloomfield Academy, the campus is located in Bloomfield Borough and Centre Township. The scenic location offers breathtaking views of the surrounding area and is within 19 miles of Interstate 81 and 25 miles of Harrisburg and Carlisle. The 53-acre campus includes a historic administrative building ("The Maples"), five (5) dormitory buildings which can accommodate up to 181 students with 15 classrooms, a chapel, gymnasium, weight room, shooting range, infirmary, library, 15 apartments for staff/faculty, three (3) newer brick townhouses, a cottage, tennis courts, outdoor basketball courts, and various sports & recreational fields.

Wolfe & Company Realtors ♦ (717) 243-1551 ♦ 33 South Pitt Street, Carlisle, PA 17013 ♦ Awolfe@Wolfecr.com

Property Details:

Property Type: Special Purpose / School
List Price: **\$2,900,000**
Available Square Feet: 122,000 SF
Year Built: Generally 1936-1949
Lot Size: 62.46 acres total
APNs: 020,086.00-019
Municipalities: Bloomfield Borough & Centre Township
County: Perry County
Zoning: R-1 Residential & OS Open Space
Stories: Varies
Occupancy: Immediate
Utilities: Public Sewer, Private Wells

Location Description: The campus of Carson Long is located along PA-274 in New Bloomfield, Pennsylvania and is within a short walk of downtown. New Bloomfield is 27 miles northwest of Harrisburg and 21 miles north of Carlisle. The population of Bloomfield Borough was 1,247 as of 2010 Census. New Bloomfield is the county seat of Perry County. Access to the neighborhood is provided by PA-74 and PA-274.

Site Description: The parcel (020,086.00-019) is inclusive of 53.42 acres per assessment records. There are undeveloped wooded and cleared areas for recreation or expansion.

Improvement Description: The campus includes 11 buildings, a barn and several outbuildings. The buildings include an administrative building ("The Maples"), five (5) dormitory buildings which can accommodate 181 students with 15 classrooms, a chapel with a weight room, a gymnasium, a shooting range, an infirmary, 15 staff apartments, three (3) newer townhouses, and a cottage. The building improvements total +/- 122,000 square feet of GBA. The buildings are of masonry construction and were generally built from 1936-1949. 'The Maples' was reportedly built in the mid-1800s. The three (3) townhouses were built in the 2000s. The buildings are of sound construction quality and in average condition. The campus is connected to public sewer and has its own water supply. The campus includes tennis courts, outdoor basketball courts, and sports fields.

Occupancy: The Carson Long Military Academy closed operations after the 2017-18 academic year and is available for immediate occupancy.

Building	Beds	Classrooms/ Seating	Apartments
Centennial Hall	32	CH 1 - 12 seats	(3) each 1 bedroom
		CH 2 - 16 Seats	
Belfry Hall	38	B 1 - 24 seats	A - 1 Bedroom
			B - 2 bedrooms
			C - 3 bedrooms
Belfry Annex	35	BA 1 - 24 seats	A - 2 Bedrooms
		BA 2 - 24 seats	
		BA 3 - 12 seats	
Willard Hall	33	Art Room - 20 seats	A - 2 Bedrooms
		WH 1 - 12 seats	B - 3 Bedrooms
		WH 2 - 12 seats	C - 3 Bedrooms
		WH 3 12 seats	D - 2 Bedrooms
		WH 4 20 seats	
		WH 5 20 seats	
Building 49	43	Lab - 20 seats	A - 2 Bedrooms
		A - 18 seats	B - 3 Bedrooms
		B - 16 seats	C - 3 Bedrooms
		Computer Lab - 9 seats	
		C - 12 seats	

Carson Long Military Institute	
<u>Building Name/Description</u>	<u>Square Feet</u>
Centennial Hall	19,245
Belfry Hall	25,740
Willard Hall	14,795
Building 49	15,088
Chapel	13,353
Maples	12,722
Gymnasium & Library	9,127
Infirmery	1,860
Cottage	3,108
Townhouses	6,984
Total Square Feet:	122,022
<i>Source: 2013 Appraisal</i>	



Demographic and Income Profile

200 N Carlisle St, New Bloomfield, Pennsylvania, 17068
Ring: 1 mile radius

Prepared by Esri
Latitude: 40.42241
Longitude: -77.18859

Summary	Census 2010	2018	2023	
Population	1,426	1,510	1,558	
Households	509	546	566	
Families	338	358	369	
Average Household Size	2.30	2.29	2.30	
Owner Occupied Housing Units	337	351	369	
Renter Occupied Housing Units	172	194	197	
Median Age	39.2	41.4	43.0	
Trends: 2018 - 2023 Annual Rate	Area	State	National	
Population	0.63%	0.23%	0.83%	
Households	0.72%	0.20%	0.79%	
Families	0.61%	0.10%	0.71%	
Owner HHs	1.01%	0.32%	1.16%	
Median Household Income	3.60%	2.46%	2.50%	
Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	21	3.8%	15	2.7%
\$15,000 - \$24,999	35	6.4%	27	4.8%
\$25,000 - \$34,999	49	9.0%	40	7.1%
\$35,000 - \$49,999	76	13.9%	67	11.8%
\$50,000 - \$74,999	115	21.1%	109	19.3%
\$75,000 - \$99,999	75	13.7%	79	14.0%
\$100,000 - \$149,999	87	15.9%	102	18.0%
\$150,000 - \$199,999	53	9.7%	70	12.4%
\$200,000+	34	6.2%	56	9.9%
Median Household Income	\$68,114		\$81,281	
Average Household Income	\$88,989		\$107,889	
Per Capita Income	\$35,664		\$42,523	



Demographic and Income Profile

200 N Carlisle St, New Bloomfield, Pennsylvania, 17068
Ring: 3 mile radius

Prepared by Esri
Latitude: 40.42241
Longitude: -77.18859

Summary	Census 2010	2018	2023	
Population	3,426	3,662	3,792	
Households	1,238	1,333	1,385	
Families	901	960	994	
Average Household Size	2.50	2.50	2.49	
Owner Occupied Housing Units	974	1,032	1,079	
Renter Occupied Housing Units	264	302	306	
Median Age	41.2	43.2	44.5	
Trends: 2018 - 2023 Annual Rate	Area	State	National	
Population	0.70%	0.23%	0.83%	
Households	0.77%	0.20%	0.79%	
Families	0.70%	0.10%	0.71%	
Owner HHs	0.89%	0.32%	1.16%	
Median Household Income	3.16%	2.46%	2.50%	
Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	46	3.5%	34	2.5%
\$15,000 - \$24,999	100	7.5%	81	5.8%
\$25,000 - \$34,999	110	8.3%	93	6.7%
\$35,000 - \$49,999	186	14.0%	165	11.9%
\$50,000 - \$74,999	317	23.8%	303	21.9%
\$75,000 - \$99,999	207	15.5%	222	16.0%
\$100,000 - \$149,999	216	16.2%	273	19.7%
\$150,000 - \$199,999	103	7.7%	137	9.9%
\$200,000+	49	3.7%	78	5.6%
Median Household Income	\$65,394		\$76,408	
Average Household Income	\$82,349		\$97,069	
Per Capita Income	\$32,116		\$37,540	



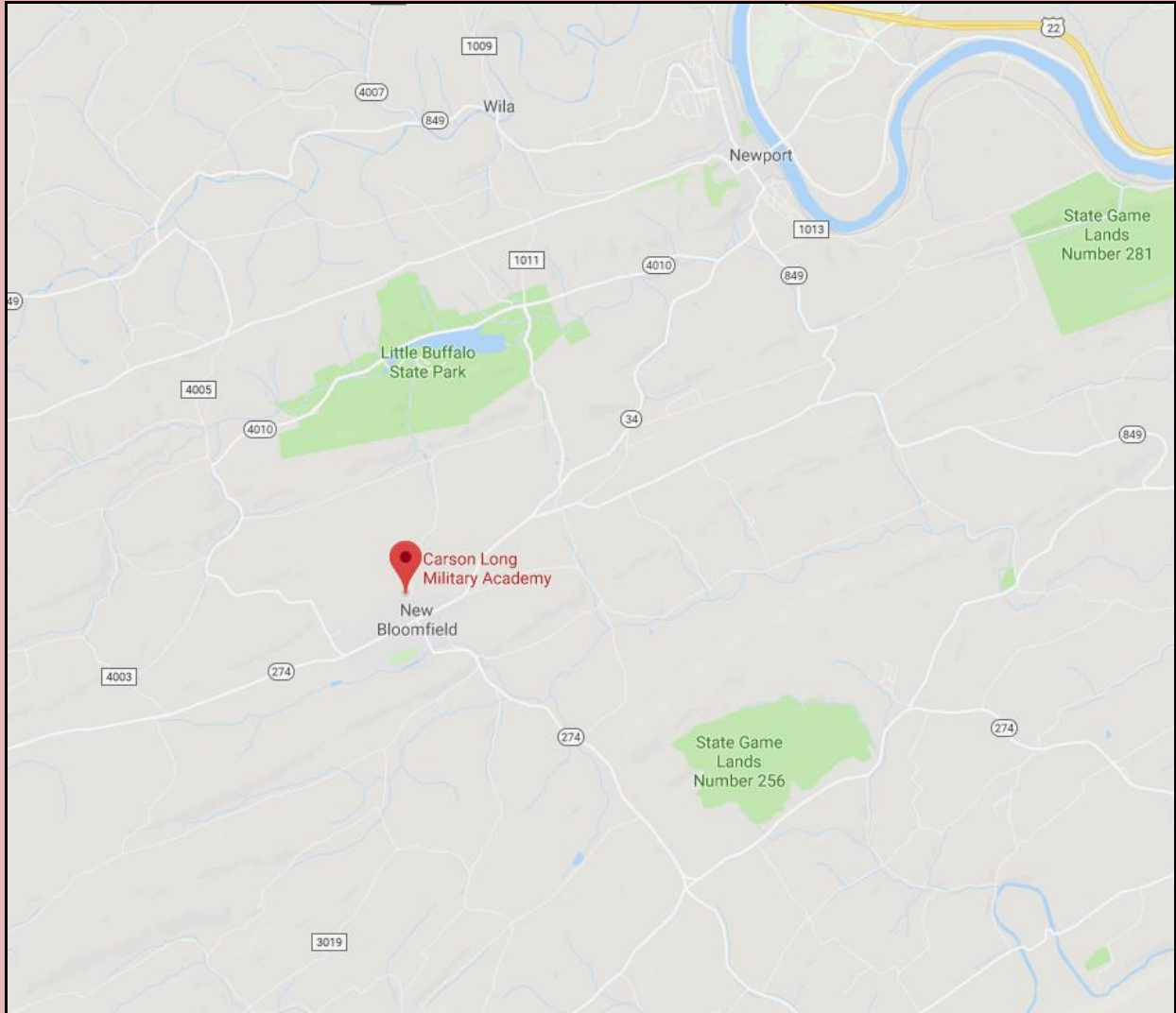
Demographic and Income Profile

200 N Carlisle St, New Bloomfield, Pennsylvania, 17068
 Ring: 5 mile radius

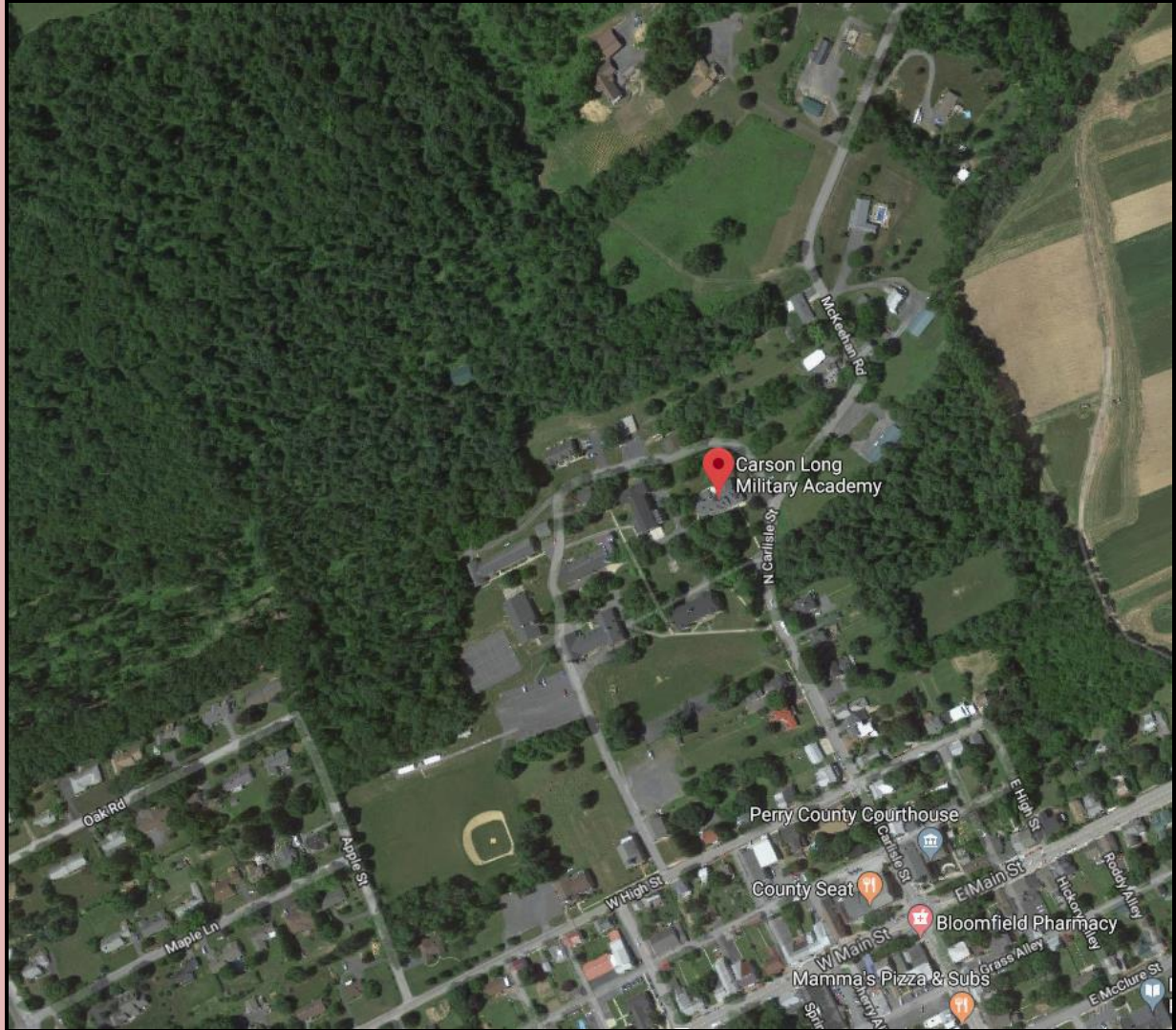
Prepared by Esri
 Latitude: 40.42241
 Longitude: -77.18859

Summary	Census 2010	2018	2023	
Population	10,342	10,748	10,991	
Households	3,984	4,147	4,248	
Families	2,821	2,906	2,965	
Average Household Size	2.50	2.50	2.50	
Owner Occupied Housing Units	3,056	3,140	3,241	
Renter Occupied Housing Units	929	1,008	1,007	
Median Age	40.9	42.4	43.3	
Trends: 2018 - 2023 Annual Rate	Area	State	National	
Population	0.45%	0.23%	0.83%	
Households	0.48%	0.20%	0.79%	
Families	0.40%	0.10%	0.71%	
Owner HHs	0.64%	0.32%	1.16%	
Median Household Income	2.69%	2.46%	2.50%	
Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	335	8.1%	268	6.3%
\$15,000 - \$24,999	392	9.5%	331	7.8%
\$25,000 - \$34,999	372	9.0%	322	7.6%
\$35,000 - \$49,999	602	14.5%	546	12.9%
\$50,000 - \$74,999	954	23.0%	930	21.9%
\$75,000 - \$99,999	636	15.3%	698	16.4%
\$100,000 - \$149,999	569	13.7%	745	17.5%
\$150,000 - \$199,999	173	4.2%	233	5.5%
\$200,000+	116	2.8%	175	4.1%
Median Household Income	\$57,280		\$65,396	
Average Household Income	\$71,575		\$84,060	
Per Capita Income	\$28,385		\$33,242	

Location Map



Aerial Map



AGENT CONTACTS:

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Greater Harrisburg Association of Realtors Hall of Fame Inductee (2010)

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