

TURN-KEY RESIDENTIAL TREATMENT FACILITY

535 WILLIAMSON RD, MEADVILLE, PENNSYLVANIA

FRENCH CREEK

BEHAVIORAL HEALTH FACILITY

LISTING PRICE: \$2,750,000

CBRE

CBRE's National Behavioral Health Advisory Group

The Offering



CBRE's National Behavioral Health Advisory Group is pleased to present the exclusive offering of 535 Williamson Road, Meadville, PA for the price of \$2,750,000. The approximately 21,626-square-foot property is a vacant facility formerly operated as a substance abuse detoxification and residential treatment center, with 50 beds across 37 units.

The three-story building utilizes the basement and first two floors, while the partially unfinished third floor provides expansion or reconfiguration potential. Existing behavioral healthcare infrastructure and an adaptable layout offer a strong opportunity for operators seeking a turnkey or conversion-ready facility.

The property is zoned IS (Special Institutional), permitting hospital and related institutional uses.

Please contact CBRE's National Behavioral Health Advisory Group for additional details



Property Overview



Address

535 Williamson Rd, Meadville PA



Square Footage

21,626 SF (Not including unfinished Attic)



Asking Price

\$2,750,000



Asking Price/Bed

\$55,000



Lot Size

2.116 Acres



Year Built

1906



Behavioral Health Conversion

2019



Unit Count

37



Bed Count

50



Zoning

Special Institutional

Photos



Floor Plans



First Floor

Floor Plans



Second Floor

Floor Plans



Third Floor

Floor Plans



Basement Floor

Location Overview

535 Williamson Rd is centrally located in Meadville, Pennsylvania, with convenient access to Interstate 79, providing regional connectivity to Erie, Pittsburgh, and surrounding markets. This accessibility supports efficient travel for staff, clients, and visitors while maintaining a community-oriented setting.

The area is supported by established healthcare and commercial infrastructure, including Meadville Medical Center, a regional full-service hospital. Nearby retail, higher education at Allegheny College, and surrounding residential neighborhoods contribute to workforce availability and operational stability, making the location well suited for Behavioral Health.



Community Summary

535 Williamson Rd, Meadville, Pennsylvania, 16335

Drive Time: 30 minutes

77,090	-0.22%	2.33	18.3	44.2	\$64,896	\$188,533	\$221,080	18.2%	57.9%	23.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



20.0%
Services

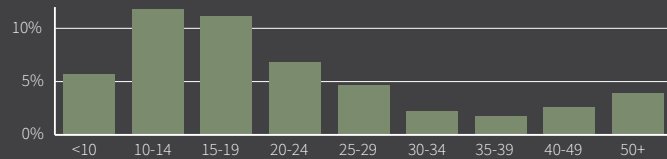


28.9%
Blue Collar



51.2%
White Collar

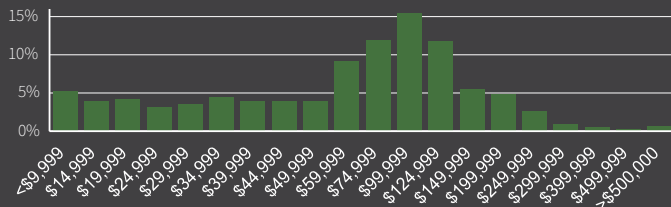
Mortgage as Percent of Salary



Home Value



Household Income

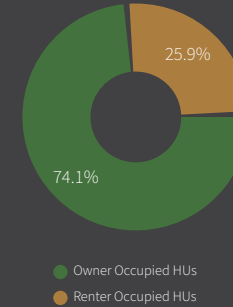


Age Profile: 5 Year Increments

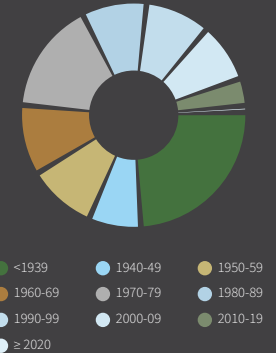


Dots show comparison to Crawford County

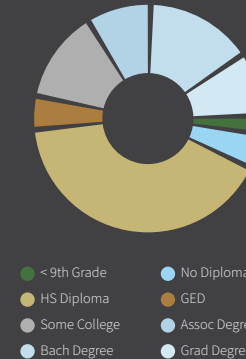
Home Ownership



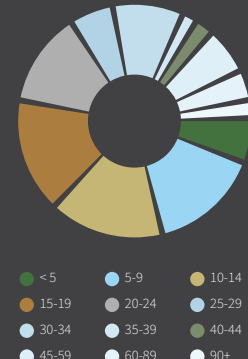
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Community Summary

535 Williamson Rd, Meadville, Pennsylvania, 16335

Drive Time: 60 minutes

542,920	-0.31%	2.33	28.9	43.3	\$63,757	\$192,557	\$199,799	19.1%	57.7%	23.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



19.5%
Services

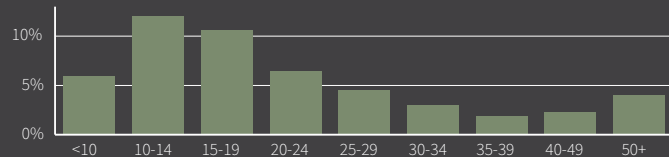


26.5%
Blue Collar



54.0%
White Collar

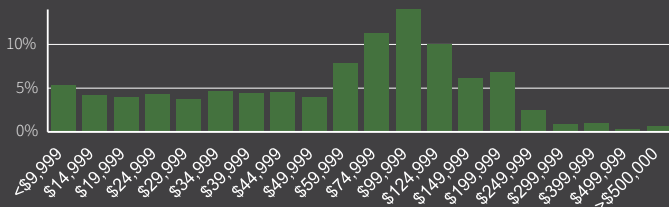
Mortgage as Percent of Salary



Home Value



Household Income

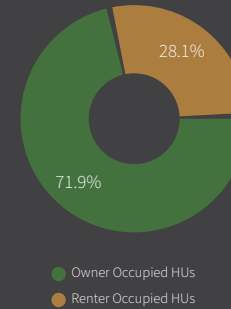


Age Profile: 5 Year Increments

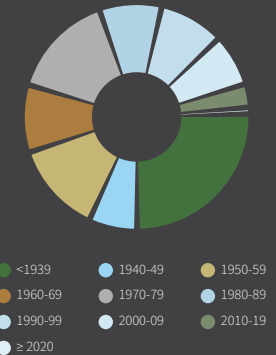


Dots show comparison to **Crawford County**

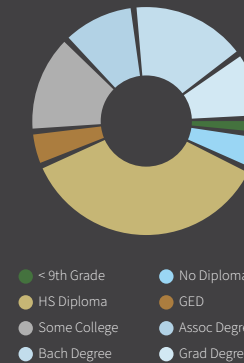
Home Ownership



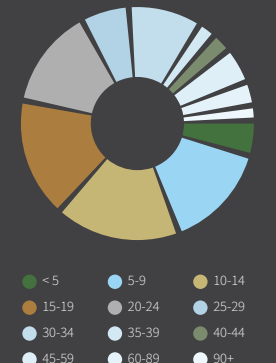
Housing: Year Built



Educational Attainment



Commute Time: Minutes



535 WILLIAMSON RD, MEADVILLE, PENNSYLVANIA

FRENCH CREEK

BEHAVIORAL HEALTH FACILITY



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