



FORMER CONNEAUT VALLEY MIDDLE SCHOOL  
**22154 STATE ROUTE 18**  
**CONNEAUTVILLE, PA 16406**

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22154 STATE  
ROUTE 18

**EXECUTIVE SUMMARY**



# INVESTMENT OVERVIEW



## OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present the opportunity to acquire **22154 State Route 18**, the former **Conneaut Valley Middle School** located in Conneautville, Pennsylvania. Situated on **27.39 acres**, this expansive **102,059 SF** campus offers a rare combination of scale, infrastructure, and redevelopment potential in a scenic Western Pennsylvania setting.

Currently still powered and maintained daily by the school district, it's vacant, but turn-key components include not only the primary building, but multiple athletic facilities—including a football stadium with field house and locker rooms, baseball and softball fields, and two gymnasiums. Building off of its three-story academic structure, the property is well-positioned for adaptive reuse across a broad range of community, institutional, educational, recreational, and residential (senior living/multi-family) applications.

## OFFERING SUMMARY

ADDRESS	22154 State Route 18 Conneautville, PA 16406
SUBMARKET	Erie/Pennsylvania Northwest Area
PARCEL ID	51-0-041307 & 51-0-041306
ZONING	None
SALE TYPE	Vacant Building/As Is
LOT SIZES	27.39 AC
BUILDING SIZE	102,059 SF
STORIES	3
YEAR BUILT	1955
RENOVATED	2004
ELEVATORS	2 Full service elevators
PARKING	159 Spaces

# PROPERTY FEATURES

FOUNDATION	Concrete, Block
WALLS/FRAMING	Brick / Masonry, Block Framing
ROOF	Flat Rubber
HVAC	Gas Hot Water Boiler Heat; Central Air Units
INSULATION	Within any finished and enclosed walls and/or ceilings, we assume the insulation to be standard and to code
LIGHTING	Various
ELECTRICAL	Advanced IT/Security system with motion sensors and cameras. Institutional grade MEP and infrastructure - Backup generator
INTERIOR WALLS	Drywall, Block
DOORS/WINDOWS	Steel/Fiberglass exterior doors, Wood interior doors; Aluminum fixed pane, casement windows
CEILINGS	Drywall, Acoustical Tile
PLUMBING	Commercial grade kitchen, Multi-user restrooms and locker room shower plumbing
FLOORS	Carpet, Commercial grade tile, Hardwood

FIRE PROTECTION	Fire alarm system
SITE IMPROVEMENTS	Concrete sidewalks/curbs, Fieldhouse/concession building, Fencing, Scoreboard, Press box
ADA	ADA compliant facilities
LANDSCAPING	Variety of trees, shrubbery and grass
SIGNAGE	Monument
SITE COVERAGE RATIO	5.92%, which is within market standards for similar special purpose properties in the area



# OFFERING HIGHLIGHTS



The former Conneaut Valley Middle School offers a substantial physical footprint with 102,059 SF on 27.39 acres, providing a versatile environment for a wide range of future uses. The campus layout—which includes two gymnasiums, a football stadium with supporting facilities, and multiple ballfields—creates a functional framework that can support educational, recreational, community, or organizational programs without requiring extensive upfront reconfiguration.



A key advantage of this property is the unusual degree of flexibility afforded by its location in Crawford County, where there are no municipal zoning restrictions. This allows prospective owners to explore a variety of concepts—whether residential (senior living/multi-family), institutional, public-sector, or specialty-use—without navigating lengthy entitlement processes or zoning approvals. For groups or buyers evaluating long-term adaptability or anticipating phased program changes, this regulatory environment offers meaningful convenience.



The broader financial environment supports this flexibility. Crawford County's comparatively low tax structure can help reduce ongoing carrying costs across a range of operational or redevelopment scenarios. Combined with the scale of the improvements, the athletic infrastructure, and the overall condition of the facility, the property provides a practical platform for organizations seeking space that can readily accommodate current needs while allowing room for thoughtful future planning.



# EXTERIOR PHOTOS



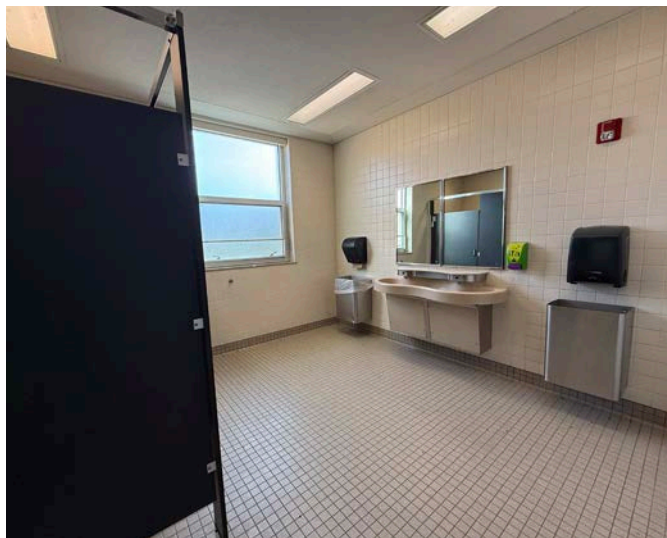
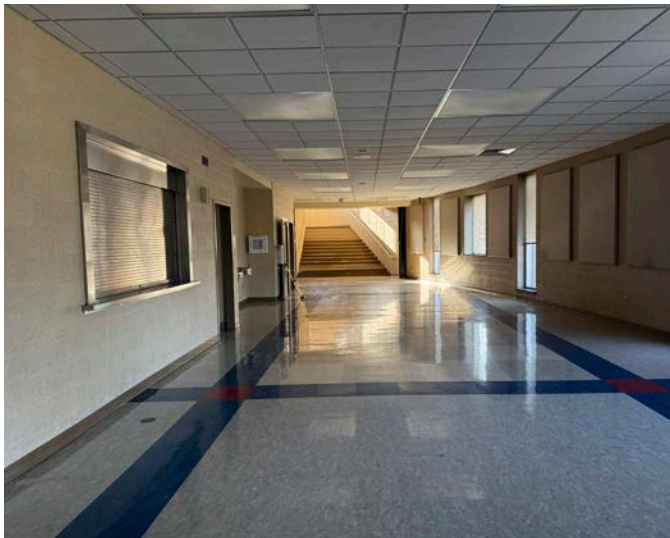
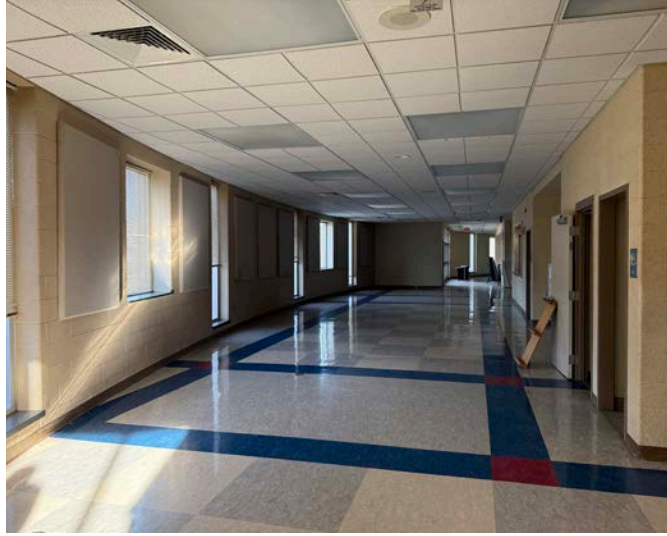


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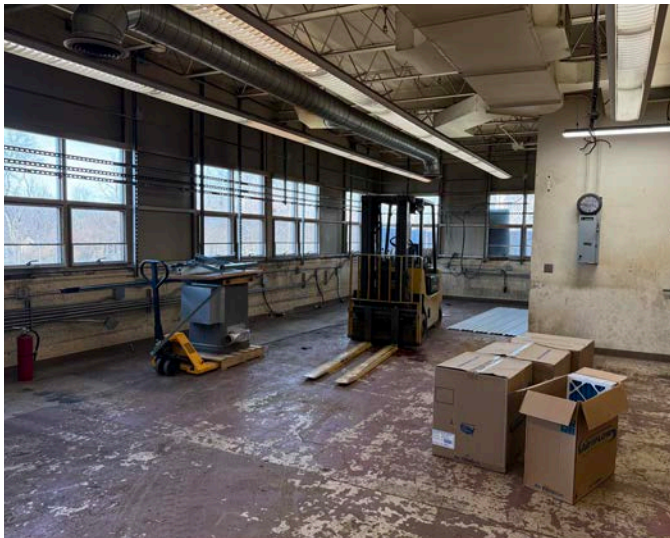


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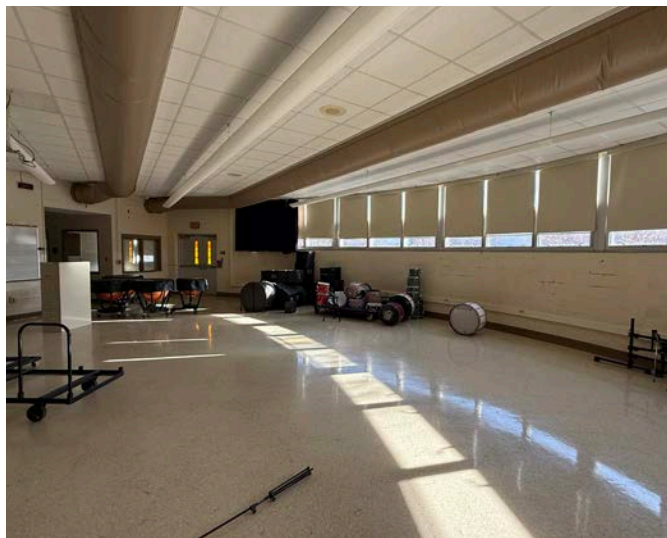


# INTERIOR PHOTOS





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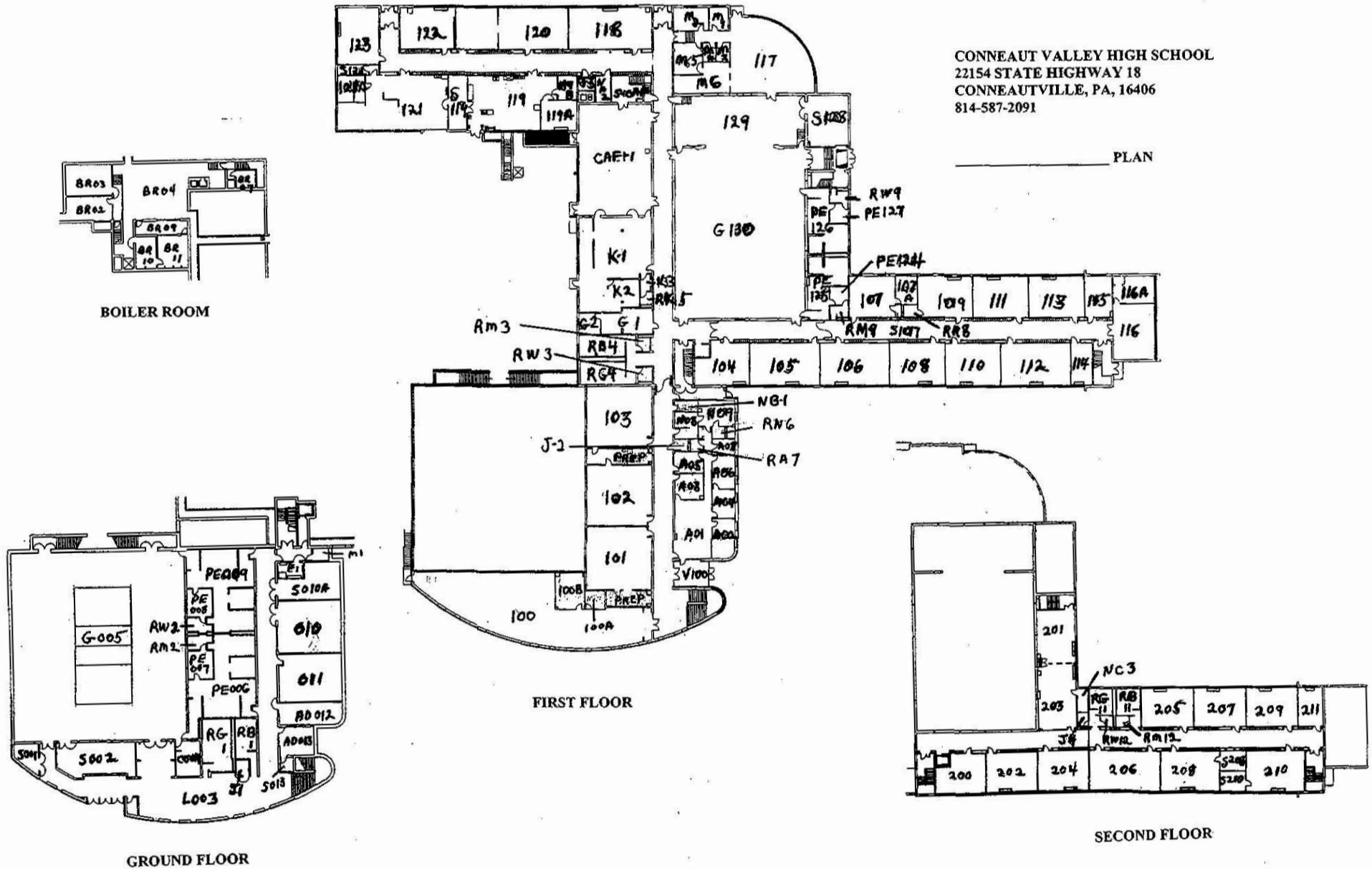


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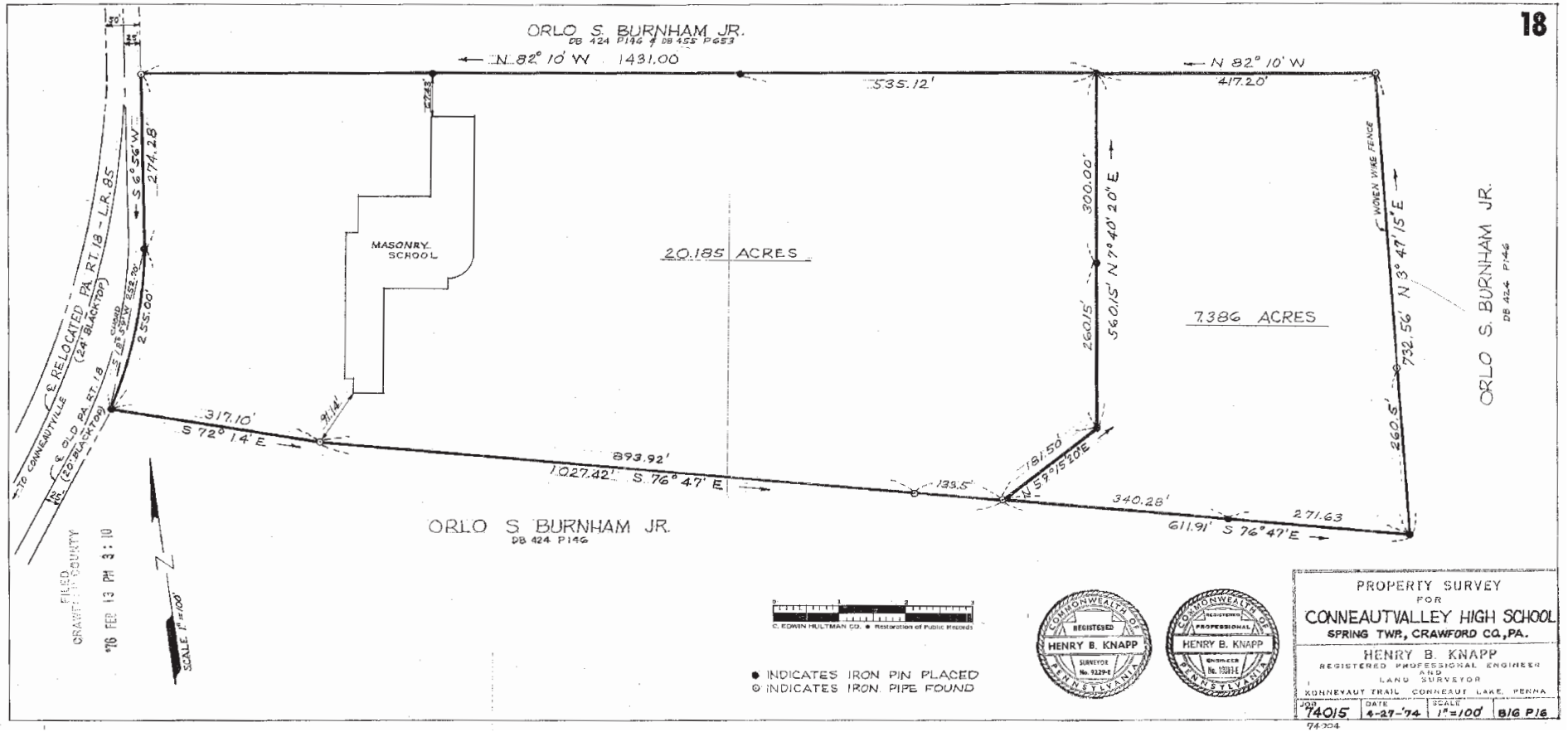


# BUILDING FLOOR PLAN



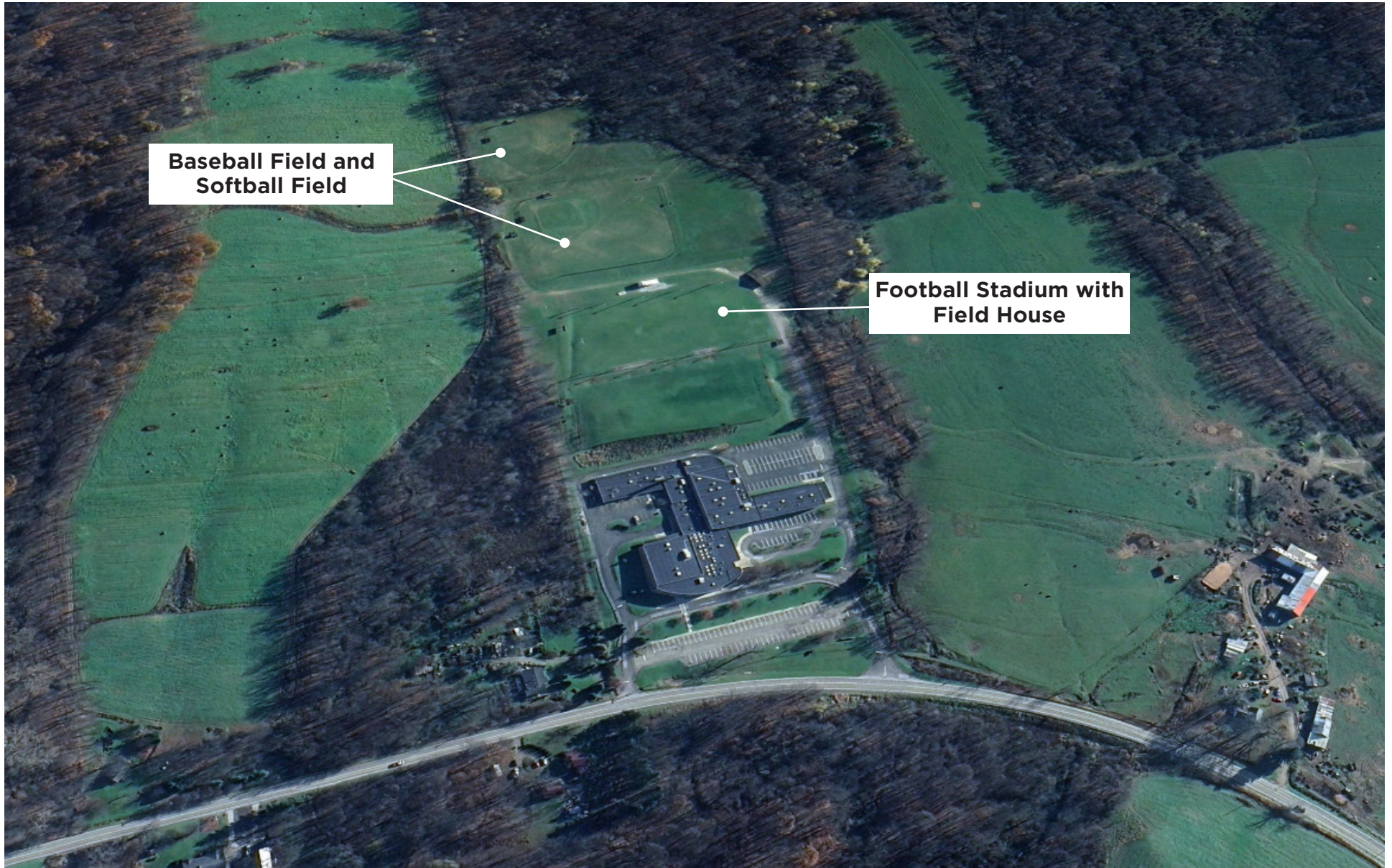


# PROPERTY SURVEY





# PROPERTY AERIAL





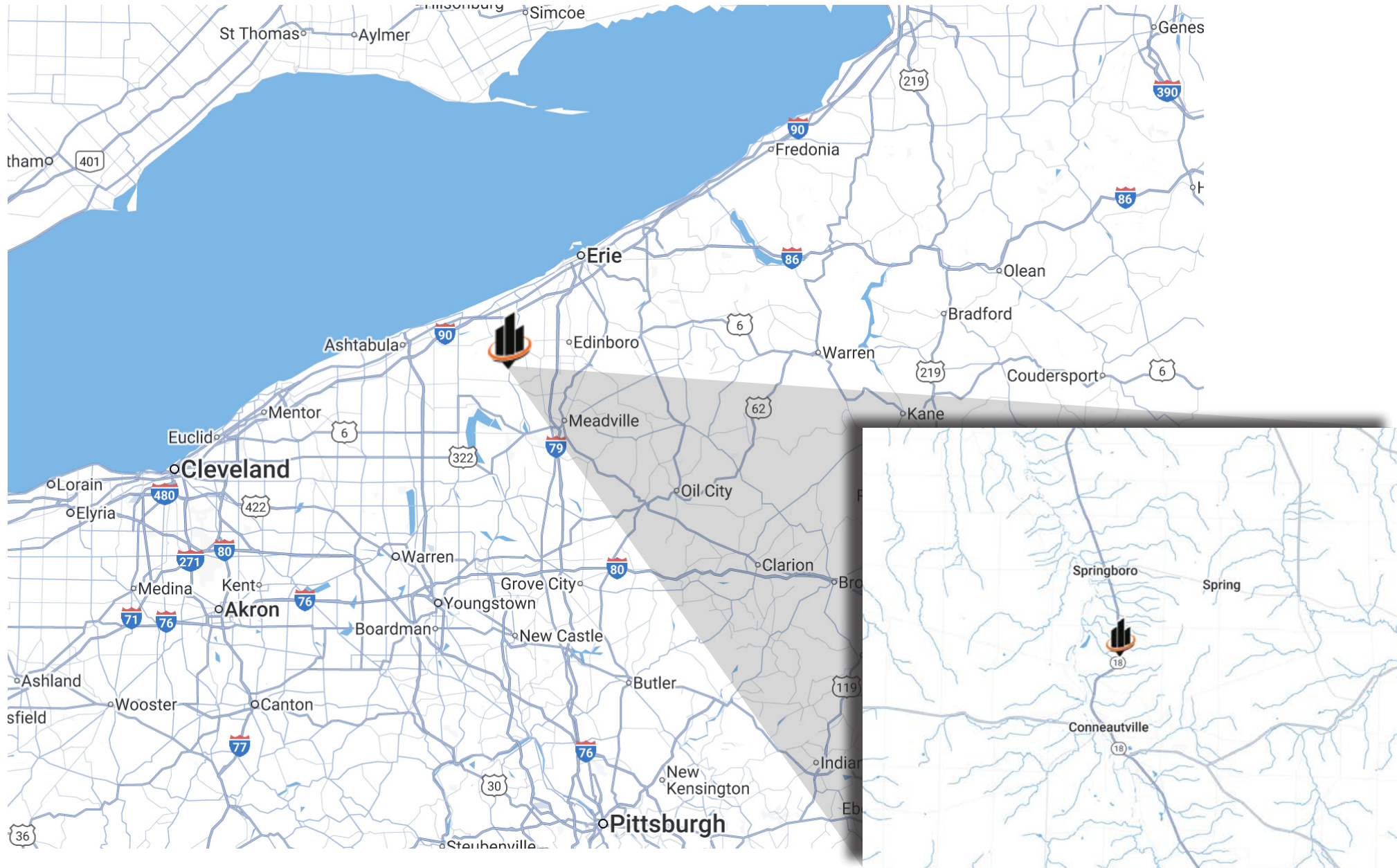


22154 STATE  
ROUTE 18

**LOCATION OVERVIEW**



# LOCATION MAPS





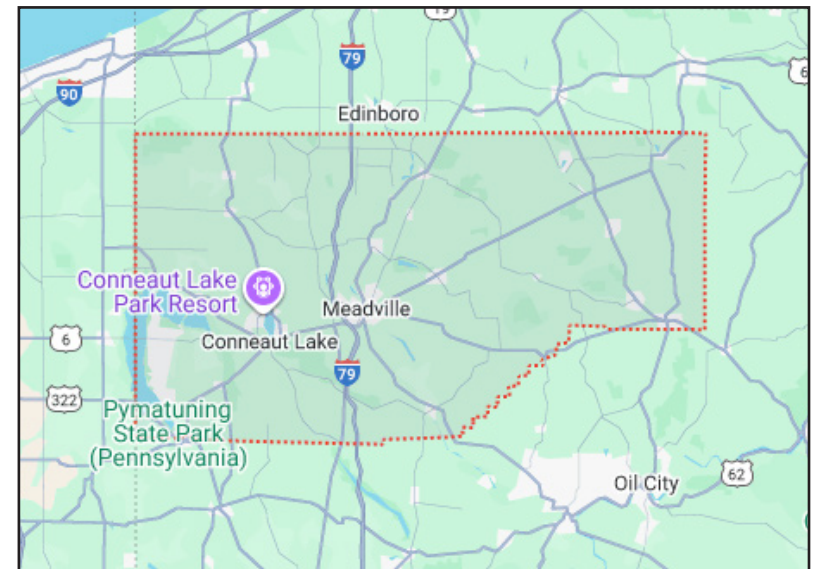
# LOCATION OVERVIEW

## CRAWFORD COUNTY



**Crawford County**, Pennsylvania is a scenic and economically diverse region in northwestern Pennsylvania, anchored by the city of Meadville. Known for its strong manufacturing base, educational institutions, and abundant outdoor recreation, the county offers a balance of small-town charm and strategic connectivity. Home to Allegheny College and several major employers, Crawford County continues to attract residents and businesses seeking affordability, workforce stability, and quality of life. With access to I-79 and Route 322, the area connects easily to Erie, Pittsburgh, and Cleveland, making it both livable and logistically advantageous.

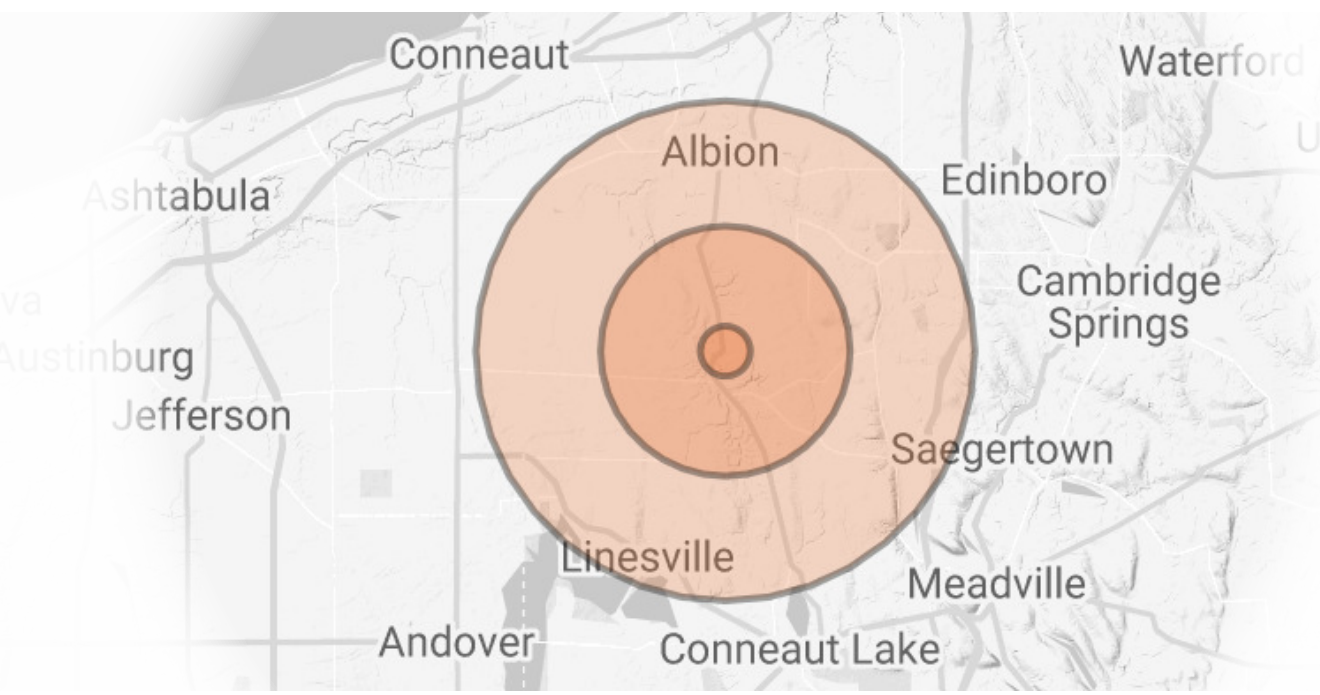
- Home to **Allegheny College**, one of the nation's oldest liberal arts institutions.
- Strong **manufacturing and industrial base**, including tool and die and plastics production.
- Features **Conneaut Lake**, Pennsylvania's largest natural lake, and **Pymatuning State Park**.
- Strategic access via **Interstate 79** and major regional routes.
- Offers abundant **outdoor recreation**, scenic parks, and year-round tourism appeal.





# LOCATION OVERVIEW & DEMOGRAPHICS

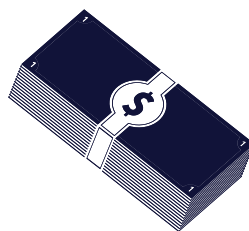
## CONNEAUTVILLE



**Conneautville**, PA is a small, close-knit borough located in northwestern Crawford County near the Ohio border. Steeped in rural charm and historic character, Conneautville offers a quiet, family-oriented lifestyle surrounded by rolling farmland and natural beauty. Originally settled in the early 1800s, the community retains much of its traditional small-town feel while benefiting from proximity to larger markets such as Meadville, Erie, and Ashtabula, Ohio. The borough serves as a local hub for agricultural activity and small businesses, with strong ties to the surrounding Conneaut Valley area.



AVERAGE  
**AGE**  
**42.8**  
\*1 Mile Radius



AVERAGE HOUSEHOLD  
**INCOME**  
**\$76,579**  
\*10 Mile Radius



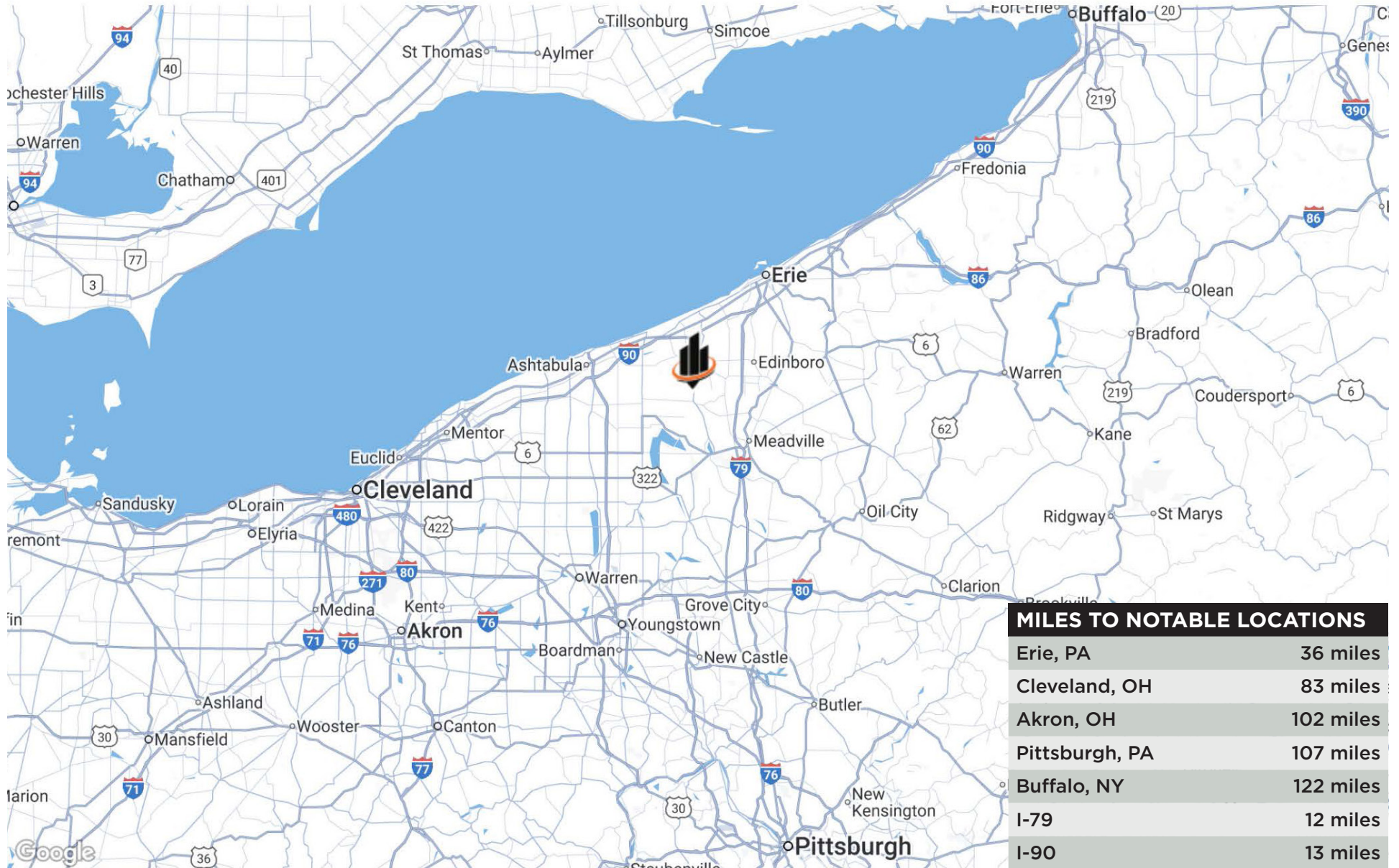
DAYTIME EMPLOYEES  
**4,688**  
\*10 Mile Radius

POPULATION	1 MILE	5 MILES	10 MILES
2024 Total Population	139	2,886	17,878
2029 Projected Population	126	2,682	17,368
Average Age	42.8	43.7	44.0
Median Home Value	\$132,143	\$127,839	\$143,361

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	57	1,103	6,338
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$69,043	\$69,326	\$76,579
Median HH Income	\$55,714	\$54,295	\$59,748



# DISTANCE FROM MAJOR CITIES







## SALES TEAM

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