



**FOR SALE**

# 361 Leonard Rd

361 LEONARD RD

Louisburg, NC 27549

**Cory Thornton**

Broker

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**\$700K**

PRICE

**Raynor Realty**

203 W Nash St  
Louisburg, NC 27549

919-496-4490

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Lic# C35185



# Executive Summary

**361 LEONARD RD**  
**Louisburg, NC 27549**

- Raynor Realty, powered by REAL, is pleased to present 361 Leonard Rd, an 18,040 SF former senior living facility situated on 4.06 acres in Louisburg, NC.

Previously licensed for 62 beds, the property is fully built out for senior care use and offers a clear path for an experienced operator to restore operations or reposition as a behavioral health or rehabilitation facility.

Offered below replacement cost, the opportunity is priced to reflect required improvements, including installation of a fire sprinkler system to meet current licensing requirements.

With major capital items already addressed and a defined path to re-licensure, this presents a compelling value-add opportunity in a growing market with increasing demand for care-related services.

  
**\$700,000**  
PRICE

  
**\$38.80**  
PRICE/SF

## PROPERTY DATA

Building SqFt	<b>18,040 SqFt</b>
Year Built	<b>1973</b>
Lot Size (acres)	<b>4.06</b>
Parcel ID	<b>012720</b>
Zoning Type	<b>Ag - Commercial Use</b>
County	<b>Franklin</b>
Utility	<b>Well/Septic</b>

# Investment Highlights

## Senior Living Facility | Value-Add Opportunity

- Previously licensed for **62 beds** (license expired Dec 2024)
- **Two dining areas + full commercial kitchen**
- **Three wings**, each with common area, bathing area, and office
- Built-out layout for assisted living / senior care use

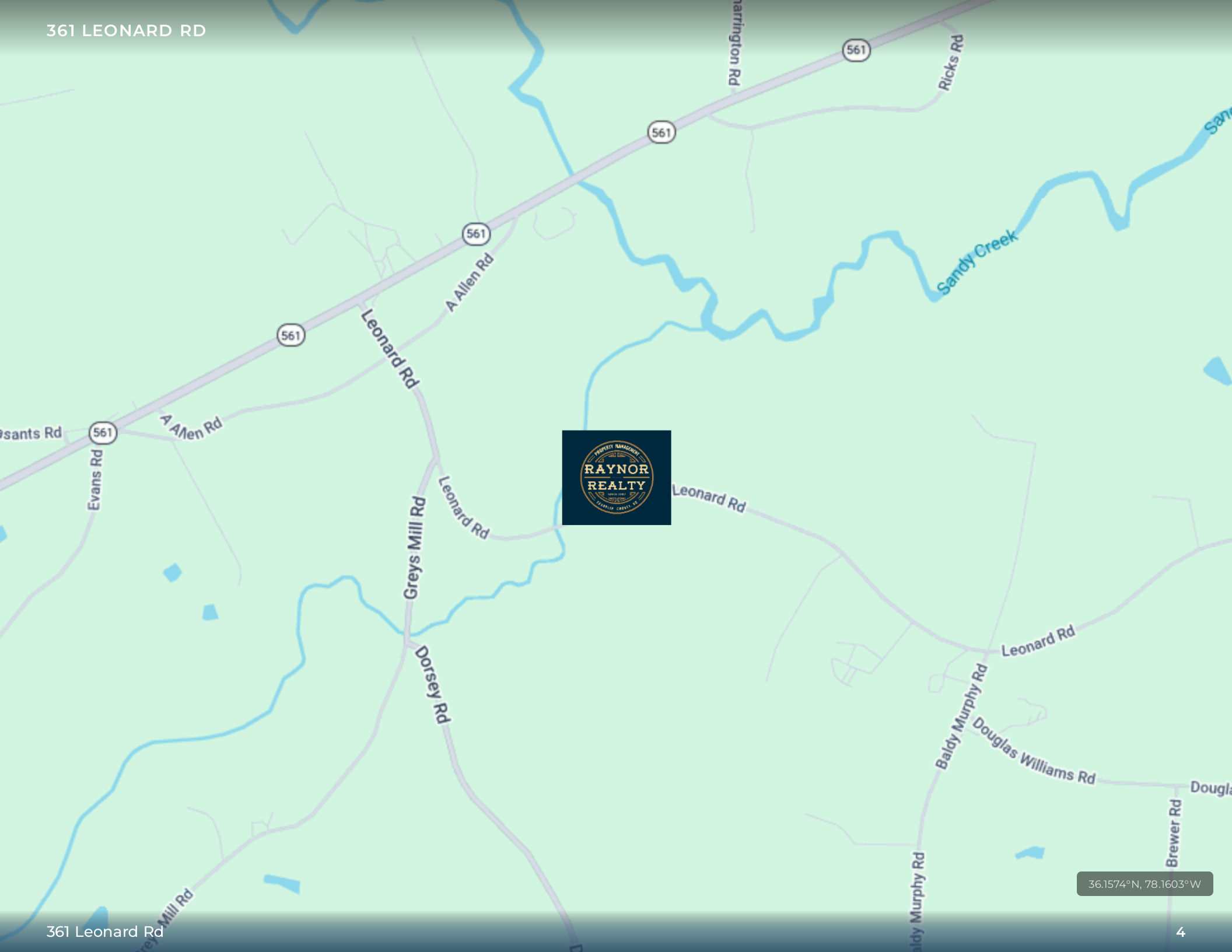
## Clear Path to Stabilization:

- Previously appraised at **\$3M (operational)**
- Current county tax value: **\$2M**
- **New roof completed** – major capital already addressed
- **NCDHHS walkthrough completed** – items identified and correctable
- **Licensing path defined** – sprinkler system required (~\$1M)

**Basis + improvements position well below prior stabilized value.**

## PROPERTY SNAPSHOT

 Asking Price	<b>\$700,000</b>
 Price/SF	<b>\$38.80</b>
 Building SF	<b>18,040 SqFt</b>
 Year Built	<b>1973</b>
 Lot Size	<b>4.06</b>







Not a Survey  
Line Does Not Show  
Legal Property Boundary



# Market Overview

Louisburg is a town and the county seat of Franklin County, North Carolina, United States. As of the 2020 census, the town population was 3,064. The town is located approximately 29 miles northeast of the state capital, Raleigh, and located about 31 miles south of the Virginia border.



## KEY FACTS

Population	3,359
Area	2.8 sq mi
Elevation	220 ft
County	Franklin County
Incorporated	1779
State	North Carolina

## DEMOGRAPHIC SNAPSHOT

### 1-MILE RADIUS

Population	<b>326</b>
Median HH Income	<b>\$63,266</b>
Households	<b>120</b>

### 3-MILE RADIUS

Population	<b>1,795</b>
Median HH Income	<b>\$66,252</b>
Households	<b>859</b>

### 5-MILE RADIUS

Population	<b>3,916</b>
Median HH Income	<b>\$64,299</b>
Households	<b>1,774</b>

Source: ESRI / ArcGIS Business Analyst

# 361 Leonard Rd

361 LEONARD RD, Louisburg, NC, 27549



PRESENTED BY



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