



FOR SALE

361 Leonard Rd

361 LEONARD RD
Louisburg, NC 27549

\$700K
PRICE

Cory Thornton

Broker

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Raynor Realty

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

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:

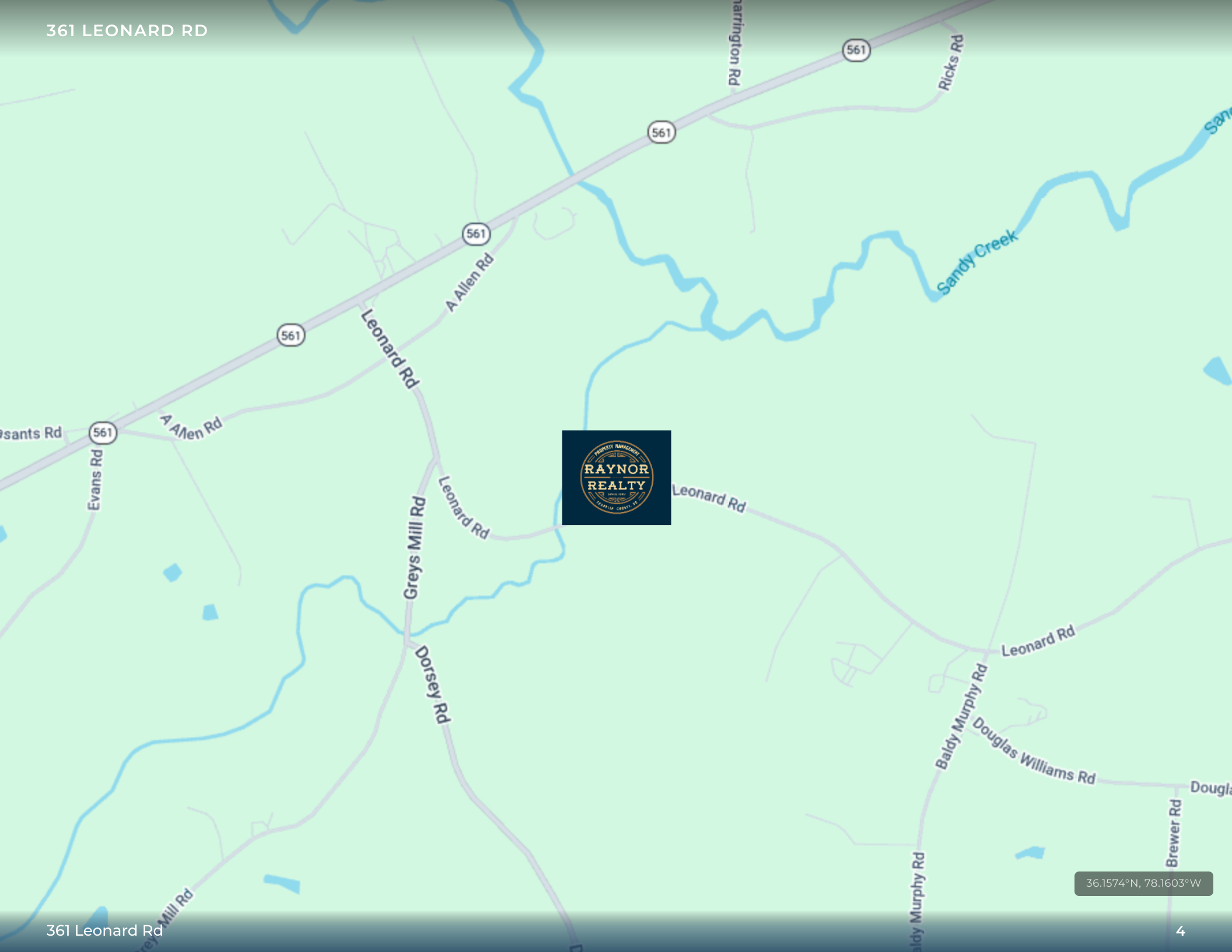
- Previously appraised at **\$3M (operational)**
- Current county tax value: **\$720,000**
- **New roof completed** – major capital already addressed
- **NCDHHS walkthrough completed** – items identified and correctable
- **Licensing path defined** – sprinkler system required (~\$1M)

Basis + improvements position well below prior stabilized value.

PROPERTY SNAPSHOT

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

361 LEONARD RD



36.1574°N, 78.1603°W

361 Leonard Rd

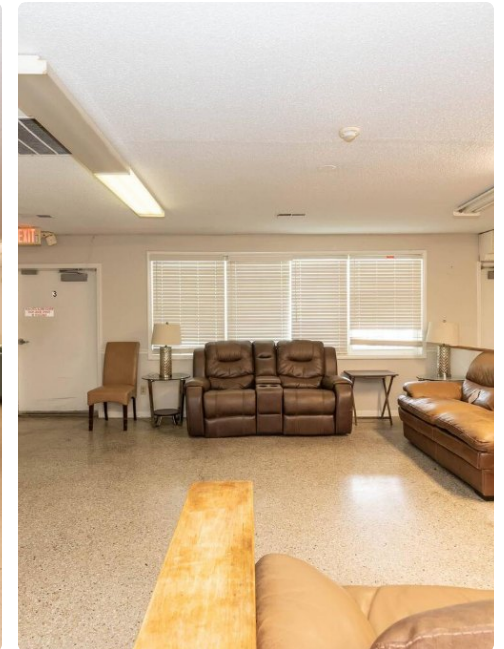
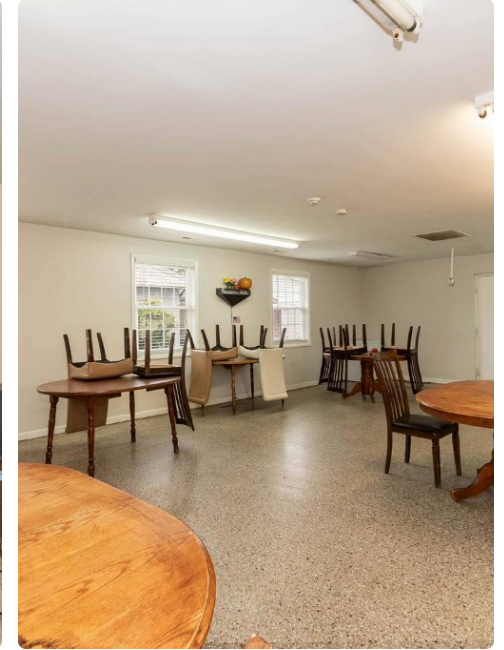




Not a Survey
Line Does Not Show
Legal Property Boundary



Gallery Page 1



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		3-MILE RADIUS		5-MILE RADIUS	
Population	343	Population	1,907	Population	4,086
Median HH Income	\$56,340	Median HH Income	\$58,278	Median HH Income	\$58,592
Households	127	Households	913	Households	1,852

Source: ESRI / ArcGIS Business Analyst

361 Leonard Rd

361 LEONARD RD, Louisburg, NC, 27549



PRESENTED BY



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