



**COLDWELL BANKER  
COMMERCIAL  
ELITE**



# PRIME 9.68 PROPERTY ON ROUTE 15 IN ORANGE, VA FOR SALE

590 N. Madison Road, Orange, VA 22960

Inquire With Broker For Pricing Details

Acres: 9.68

Residence SF: 3,000+

Zoning: C2

Discover this expansive 9.6+ acre commercially zoned parcel located on Route 15 in the Town of Orange, VA. The property features an impressive 3,000+ SF upscale residence, offering unique potential for various developments.

With over 580 feet of frontage on the town's main commercial corridor, this site is perfect for a retail project with opportunities for multiple pad sites. Additionally, it could serve as an ideal location for a Bed and Breakfast, Event Center, Small Winery, or Farmette.

Positioned directly across from the Food Lion-anchored Orange Village Shopping Center and near newly developed residential subdivisions, this property benefits from high visibility and traffic. Orange, Virginia, is not only a charming town but also the home of James Madison's Montpelier, conveniently situated between Charlottesville and Culpeper. Don't miss the chance to invest in this exceptional property!

- **9.683 Acre Parcel**
- **Prime Location in the Town of Orange, VA**
- **Zoned C-2 for General Commercial Use**
- **Perfect for Commercial or Retail Development**
- **Directly Across from a Major Shopping Center**
- **Near Newly Developed Residential Subdivisions**
- **Stunning Setting Featuring an Impressive Residence**



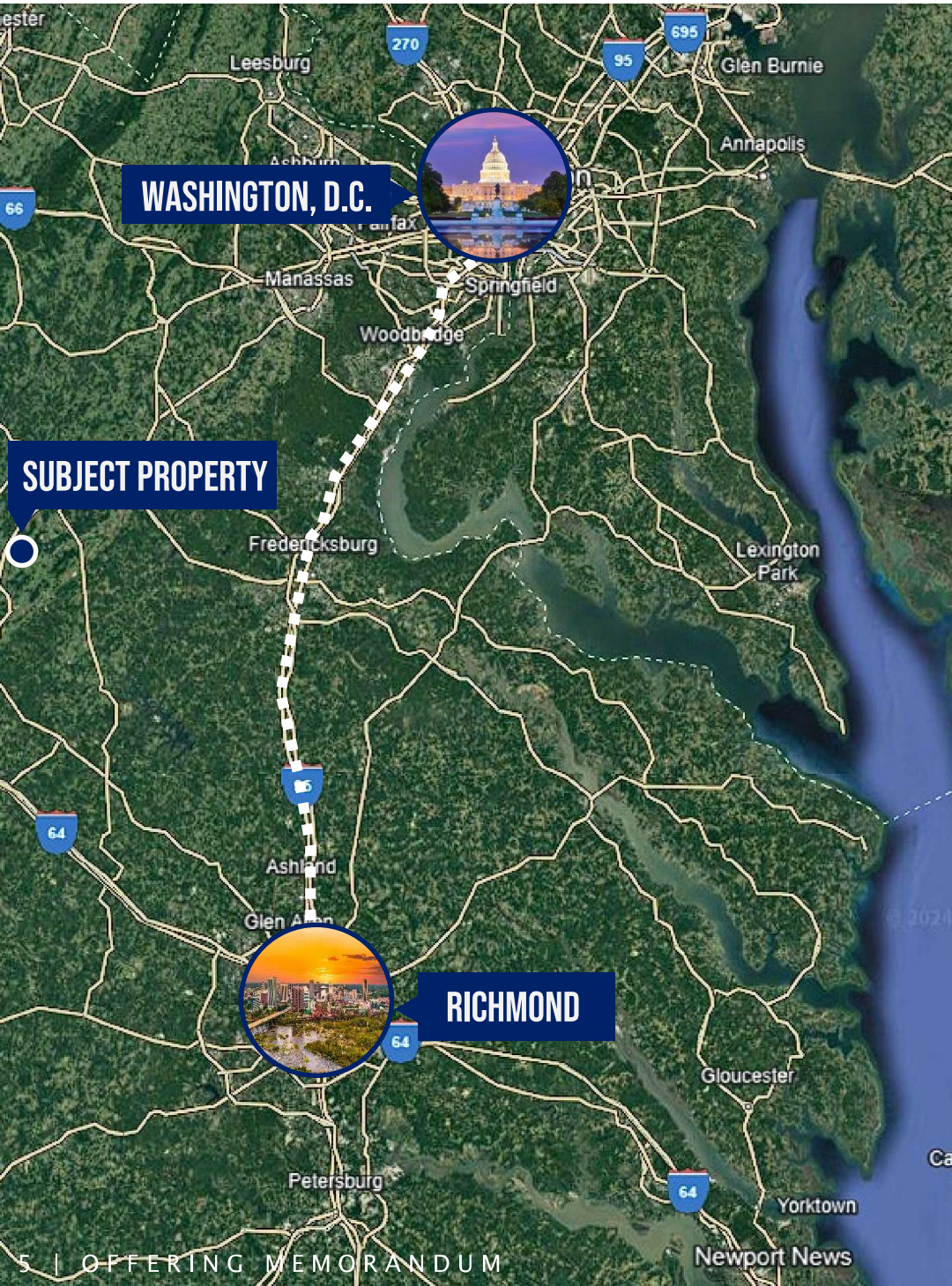




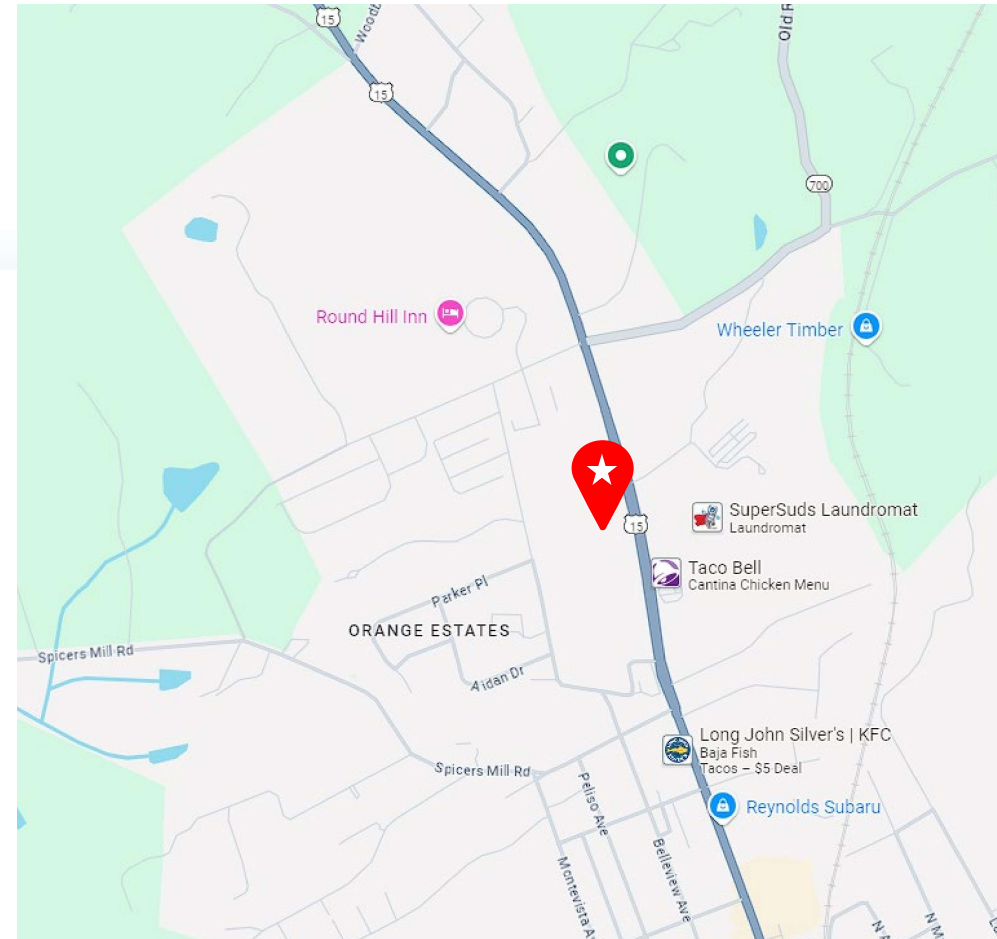
ROUTE 15 (N MADISON RD) 76,543 VPD



# PROPERTY DEMOGRAPHICS



POPULATION	3-MILE	5-MILE	10-MILE
2024	6,387	9,002	23,419
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024	2,576	3,580	8,930
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$91,215	\$97,399	\$107,431



OFFERING MEMORANDUM

# 9.68 AC OF PRIME LAND IN TOWN OF ORANGE

590 N. MADISON ROAD | ORANGE COUNTY, VA 22554

## FOR MORE INFORMATION PLEASE CONTACT:



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