

FORMER ASSISTED LIVING FACILITY FOR SALE



GORDON HOUSE

501 N. Main Street | Gordonsville, VA 22942

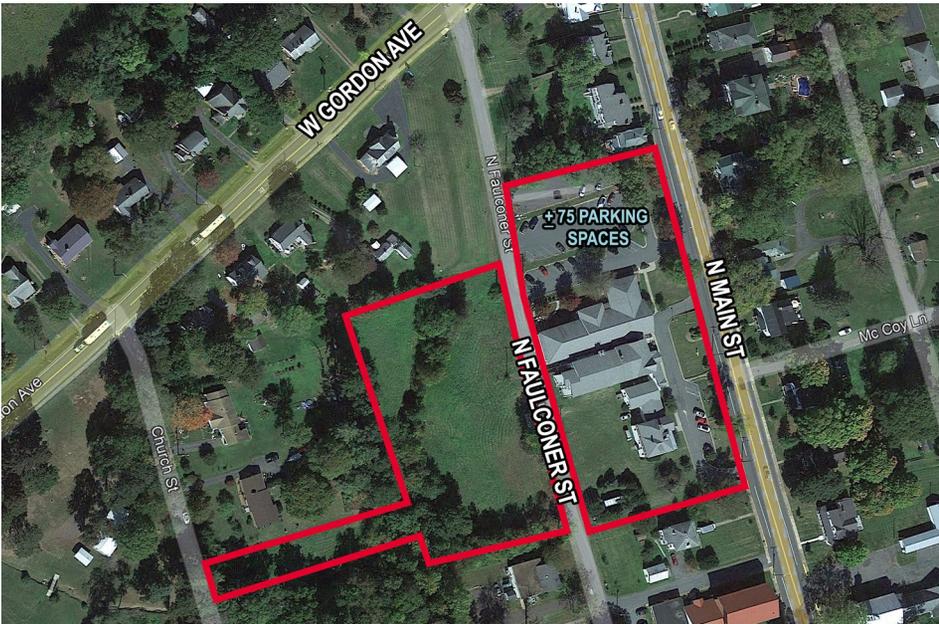
REDEVELOPMENT OPPORTUNITY!



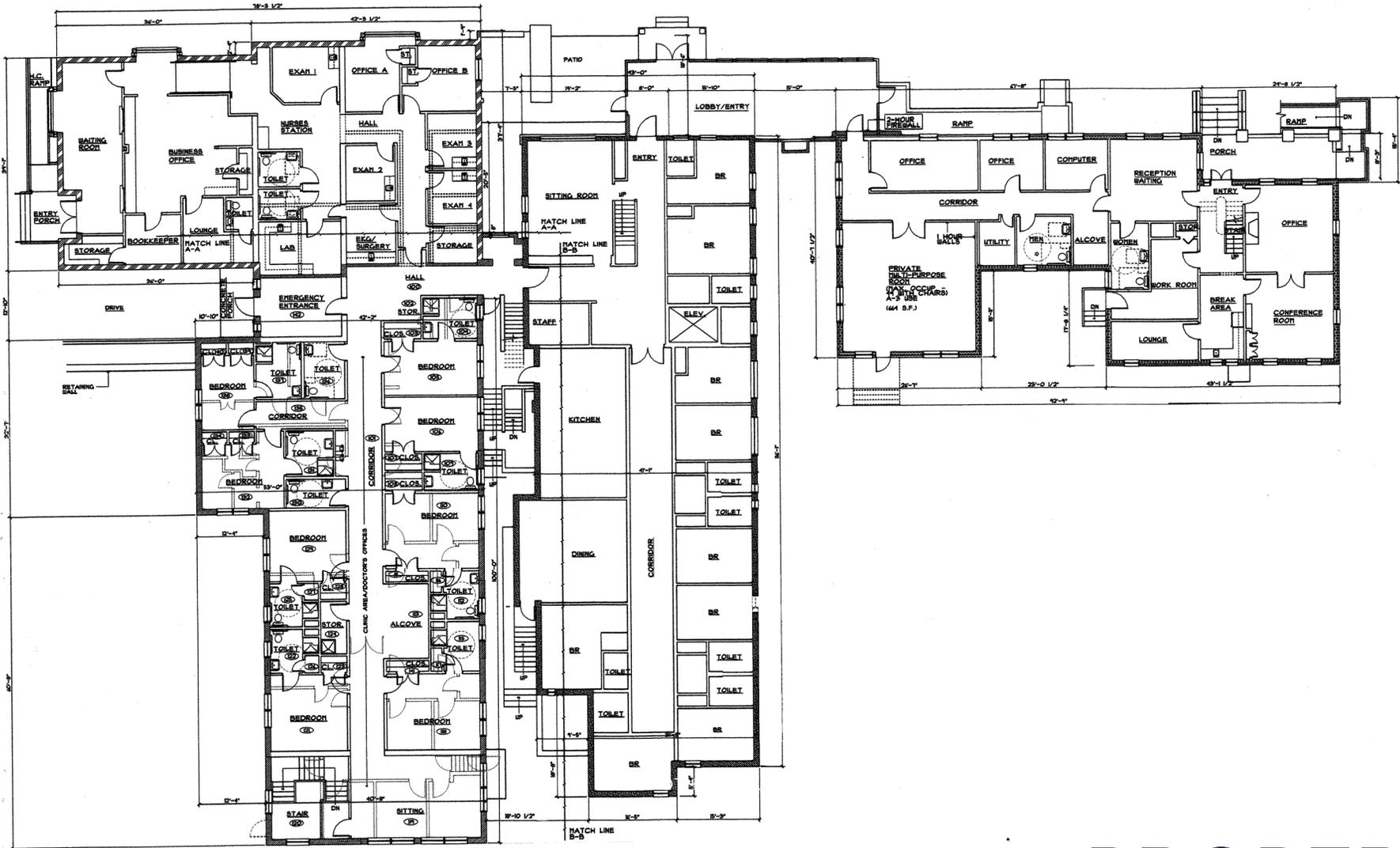
THALHIMER

PROPERTY HIGHLIGHTS

- Incredible repositioning/redevelopment opportunity
- Approximately 23,500 SF
- ± 5 Acres
- Ample parking available
- Zoned B-2 providing flexibility for various uses
- Former assisted living & memory care facility
- Located on Main Street in Historic Downtown Gordonsville
- Site could easily be converted to a small medical office building or apartments



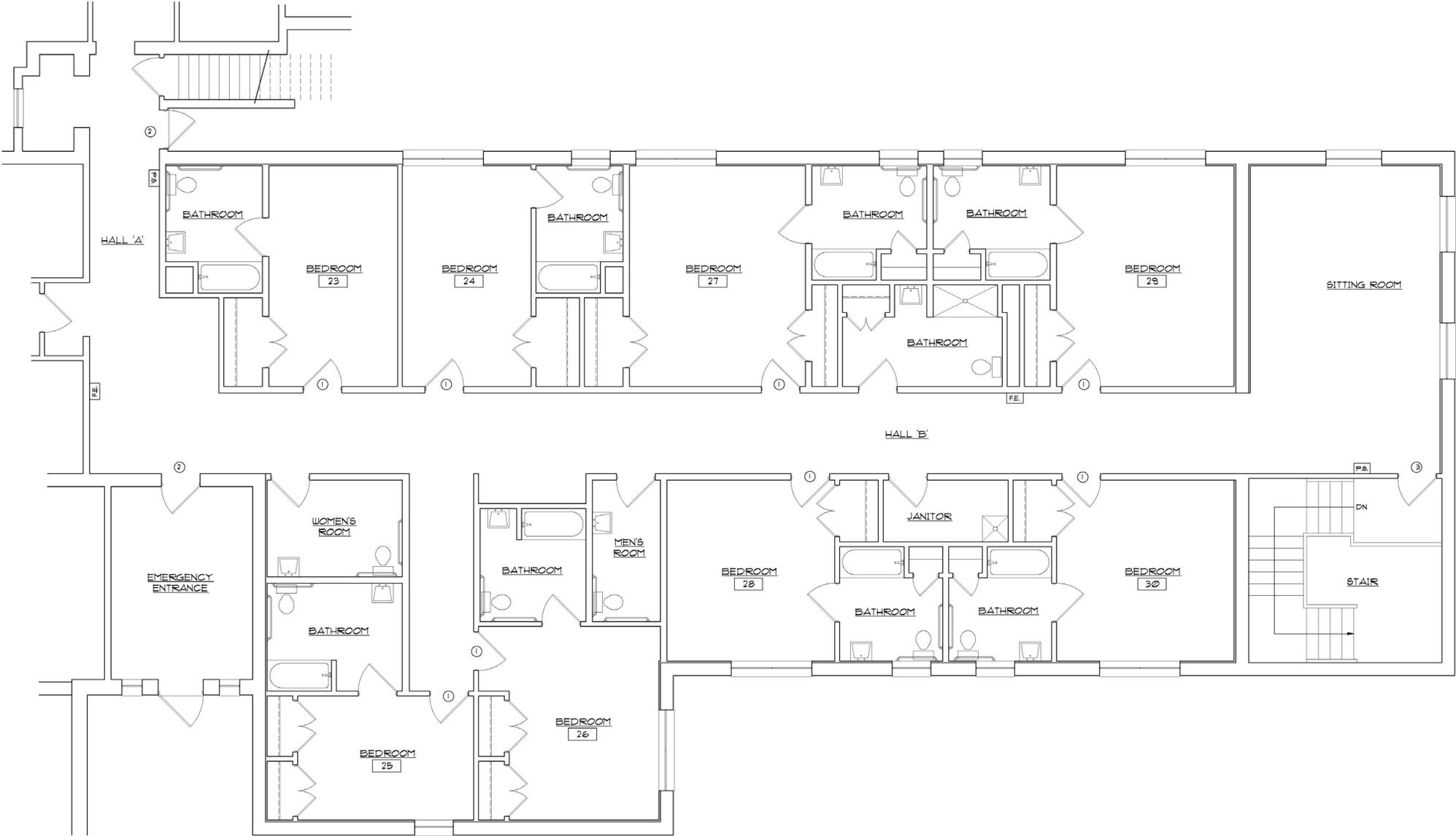




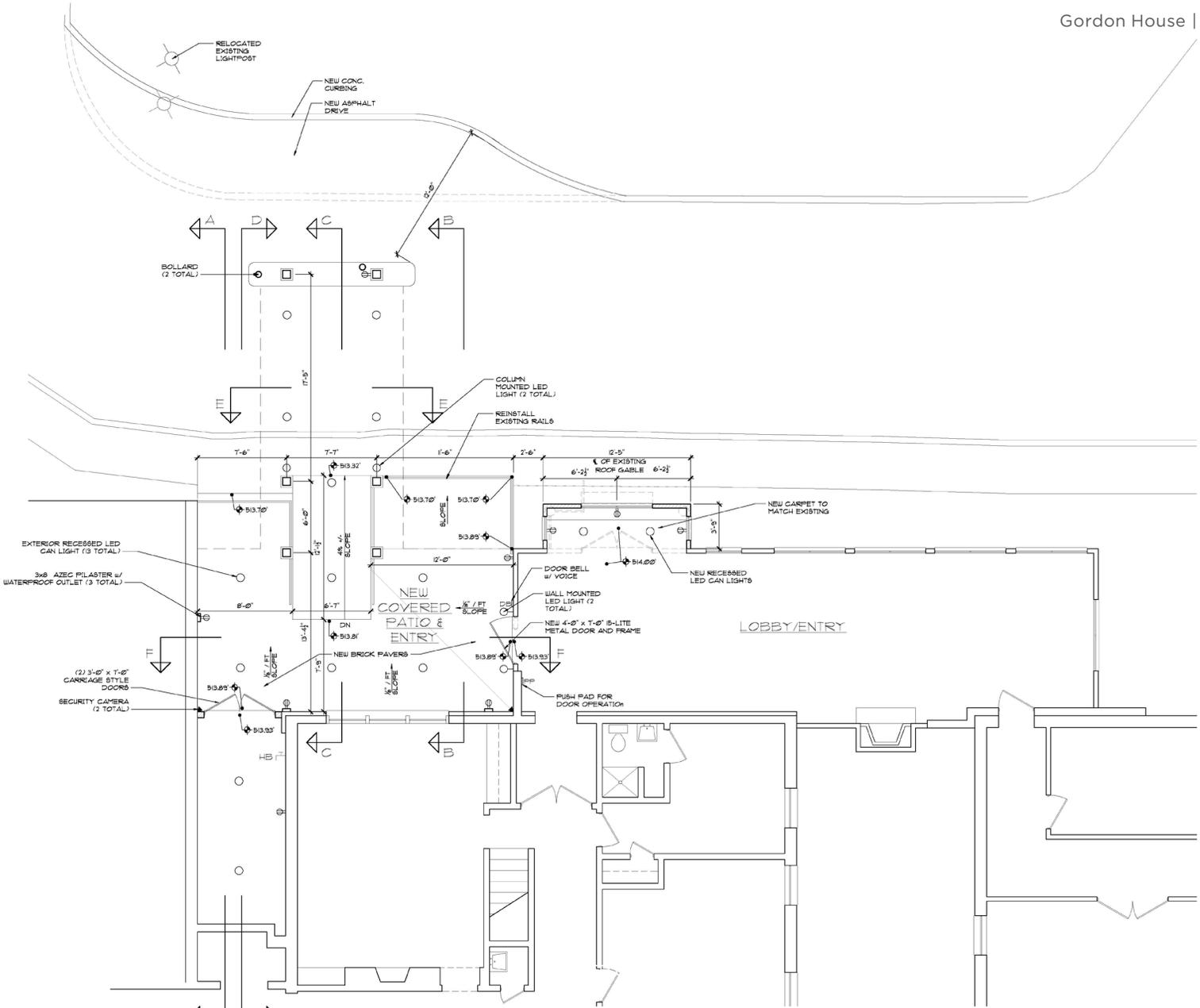
PROPERTY PLANS



PROPERTY PLANS

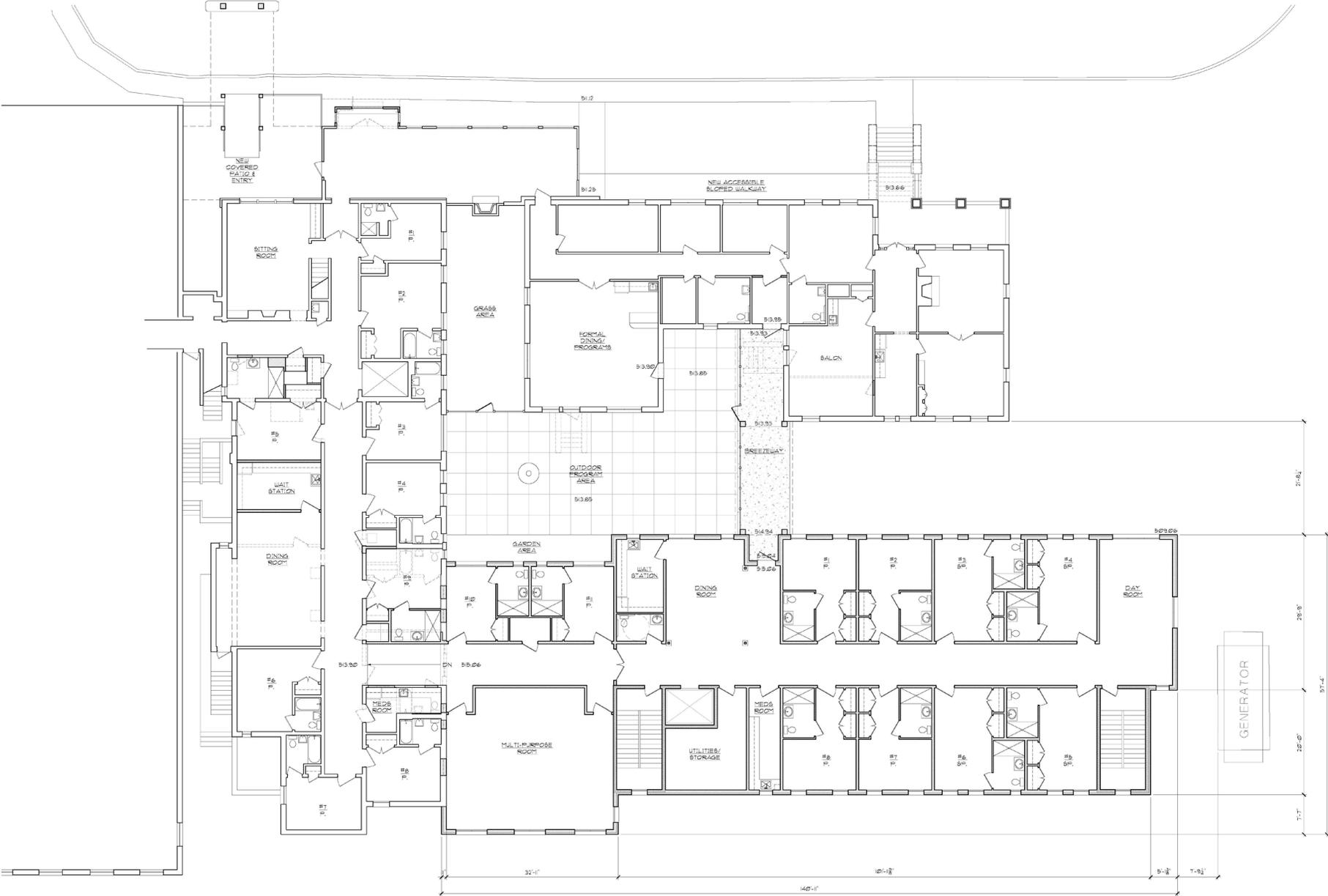


PROPERTY PLANS



1 MAIN FLOOR PLAN

PROPERTY PLANS



PROPERTY PLANS

GORDONSVILLE MSA

Gordonsville is a charming southern town known for its quaint shops, galleries, and exceptional food and beverage scene. Conveniently located just 19 miles northeast of Charlottesville and 65 miles northwest of Richmond, Gordonsville is surrounded by major attractions, including the Civil War Museum, Shenandoah National Park, and Lake Orange and is home to acclaimed restaurants such as The Barbeque Exchange and Gordonsville Ice House. Nestled between the birthplace of the Declaration of Independence and the Constitution, Gordonsville provides exciting opportunities for investors and developers alike.

MAJOR NEARBY ATTRACTIONS

- Civil War Museum
- The Arts Center in Orange
- Annie Gould Gallery
- Nichols Gallery
- Sun's Traces Gallery
- Shenandoah National Park
- Sky Line Drive
- Meadows Farms
- Spring Creek
- Regional wineries and breweries
- Critically acclaimed restaurants
- Lake Orange

NEARBY EMPLOYERS

- Klockner Pentaplast
- American Woodmark
- MPS
- Battlefield Farms
- Dominion Energy
- Walmart
- Bluegreen Vacations
- American Golf
- Best Western



10,364
POPULATION



5,062
LABOR
FORCE



\$84,201
MEDIAN HH
INCOME



4,353
TOTAL HOUSING
UNITS



61%
SOME COLLEGE
OR HIGHER



PROPERTY AERIAL

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