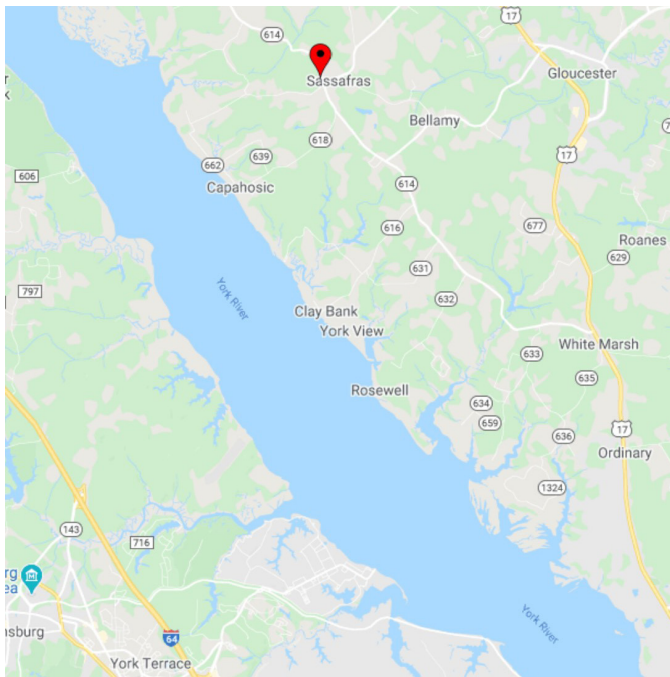




3048 HICKORY FORK ROAD | GLOUCESTER, VA 23061



NEW BUILDING IN RURAL AREA

Property ideal for group home*; school, child or adult daycare, transitional home, wellness and fitness facility, service or medical offices, veterinary hospital, church, guest house and country inn, lodge hall and social clubs**

Zoning: Currently SC-1*, with the potential for B-4** which permits many commercial uses

PROPERTY FEATURES

Spacious kitchen; large recreational activity dining hall with its own full kitchen; 2 large offices; multiple rooms with sinks; laundry rooms; outdoor patio area and plenty of surrounding green space for playgrounds and outside activities

- **New Construction – 9,457 SF with multiple rooms**
- 2.0 acres
- Handicap accessible with covered porch area and carport
- Three full bathrooms with walk-in showers and 2 half bathrooms
- Septic system for 6 bedrooms or 12 individuals, with the potential to add more
- Electric water heater; private well; entire building sprinkled

Bring your dreams and inspiration!



BERKSHIRE HATHAWAY
HomeServices
Towne Realty

COMMERCIAL DIVISION

JANET MOORE, CCIM

D: 804.467.9491

O: 757.645.4500

JANET.MOORE@BHHSTOWNE.COM

DEMOGRAPHICS	3 MI	5 MI	7 MI
POPULATION	4,780	12,744	21,068
AVERAGE HH INCOME	\$76,603	\$76,332	\$81,935
TOTAL HH	1,796	4,801	7,906

Activity Recreation Hall



Entertainment hall with full kitchen and direct access to outdoor patio area.



Full Kitchen



Wheelchair Accessible Shower



Exercise | Dance Studio



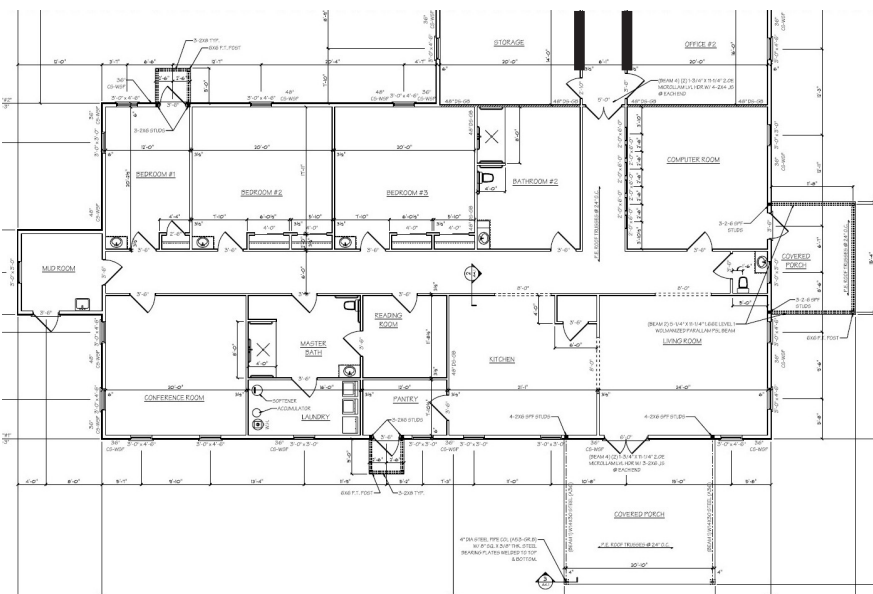
Bedroom | Exam Room with Sink



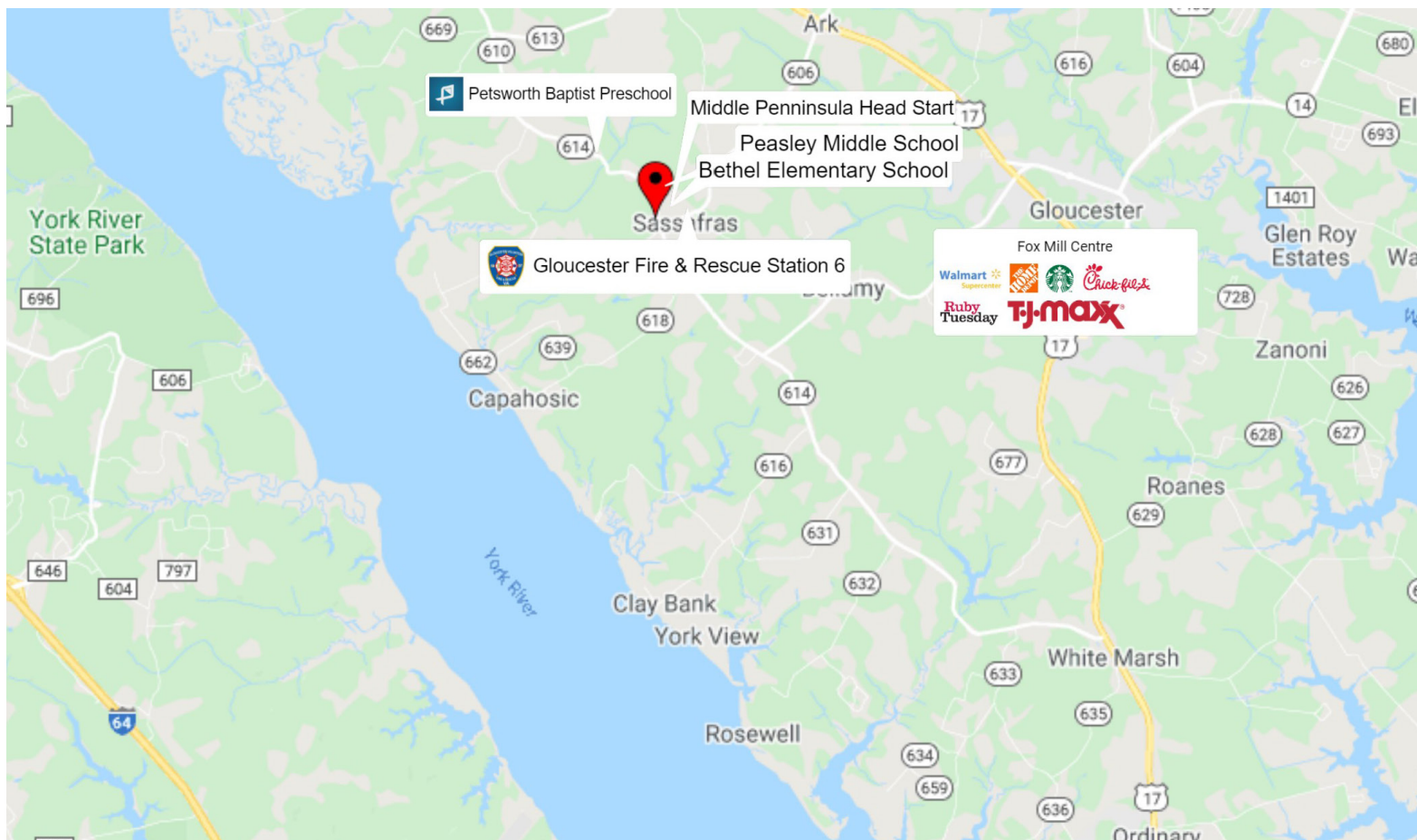
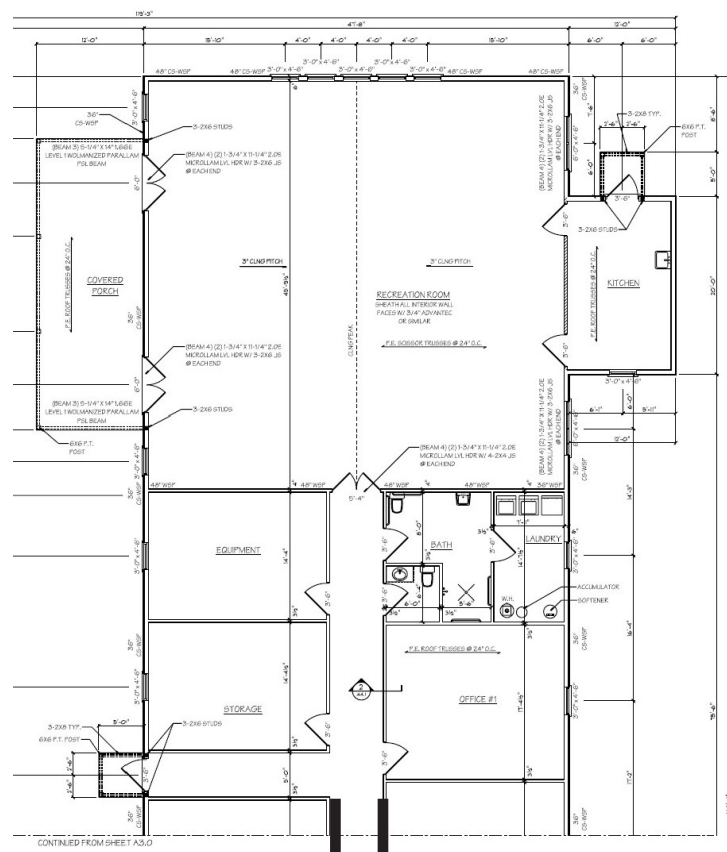
Barber | Beauty Salon



Spacious Office




*Building plans are approximate representation



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