



FLEX / R&D · GATEWAY TO DOWNTOWN JACKSONVILLE

PRIME COMMERCIAL FLEX SPACE

113 Leonard St, Jacksonville, NC 28540

**10,700 SF**
AVAILABLE NOW**30,000+ VPD**
HIGHWAY 17 TRAFFIC COUNT**1.28 Acres**
TOTAL SITE

PROPERTY OVERVIEW

Located on Highway 17 at the entrance to downtown Jacksonville, North Carolina, this exceptional commercial property presents a premier leasing opportunity for businesses seeking high visibility and flexibility.

The building offers 10,000 square feet of flex space along one of the region's most heavily traveled corridors — with over 30,000 vehicles passing the site each day — providing outstanding street presence and consistent accessibility for both clientele and logistics.

The flexible layout supports a broad range of commercial uses, including retail, professional office, showroom, light industrial, warehouse, and more, making it well suited for established businesses and growing enterprises alike.

This property offers the location, versatility, and square footage necessary to support long-term success.

Highway 17

Gateway to Downtown Jacksonville

30,000+ VPD

Daily Traffic Count on Highway 17

2,000 - 8,000 SF

Divisible Suite Range

Zoned CC

Retail Permitted as Secondary Use

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Tenant should conduct an independent investigation and verification of all matters deemed to be material. Consult your attorney, accountant, or other professional advisor.

PROPERTY HIGHLIGHTS

10,000 SF

Total flex space along Highway 17

2,000 - 8,000 SF

Divisible suite configurations

30,000+

Vehicles per day pass the site

Gateway

Location at the entrance to downtown Jacksonville

1.28 Acres

Room for parking, staging, and logistics

Zoned CC

Supports retail as a secondary use

IDEAL FOR

Retail

Professional Office

Showroom

Light Industrial

Warehouse

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DIVISIBLE SUITES

Space divisible to fit individual tenant needs — up to 10,700 SF contiguous

Building Size	11,832 SF
Land Size	1.28 Acres
Lease Type	NNN
Monthly Rate	\$8,917
Zoning	CC
Property Type	Industrial / Flex
Sub Type	Warehouse / Flex
Secondary Use	Retail
Occupancy	Multi-Tenant
Floors	1
Available Date	Now

RADIUS	POPULATION	HOUSEHOLDS	AVG HH INCOME	EMPLOYED
1 Mile	2,666	3,940	\$54,292	790
3 Mile	25,914	12,732	\$48,714	7,236
5 Mile	60,311	31,418	\$50,347	17,326

RADIUS	EMPLOYED	UNEMPLOYED	UNEMPLOYMENT
1 Mile	790	57	2.22%
3 Mile	7,236	495	4.96%
5 Mile	17,326	1,339	5.71%

Diagram of a building footprint with dimensions and labels:

- Top horizontal dimension: 80'
- Left vertical dimension: 100'
- Right vertical dimension: 100'
- Bottom-left horizontal dimension: 25'
- Bottom-left vertical dimension: 54'
- Bottom horizontal dimension: 50'
- Internal vertical dimension: 54' (A)
- Internal horizontal dimension: 55'
- Internal vertical dimension: 54' (B)
- Internal horizontal dimension: 48'
- Internal vertical dimension: 6'
- Internal horizontal dimension: 6'

Per county tax record. Not to scale.

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