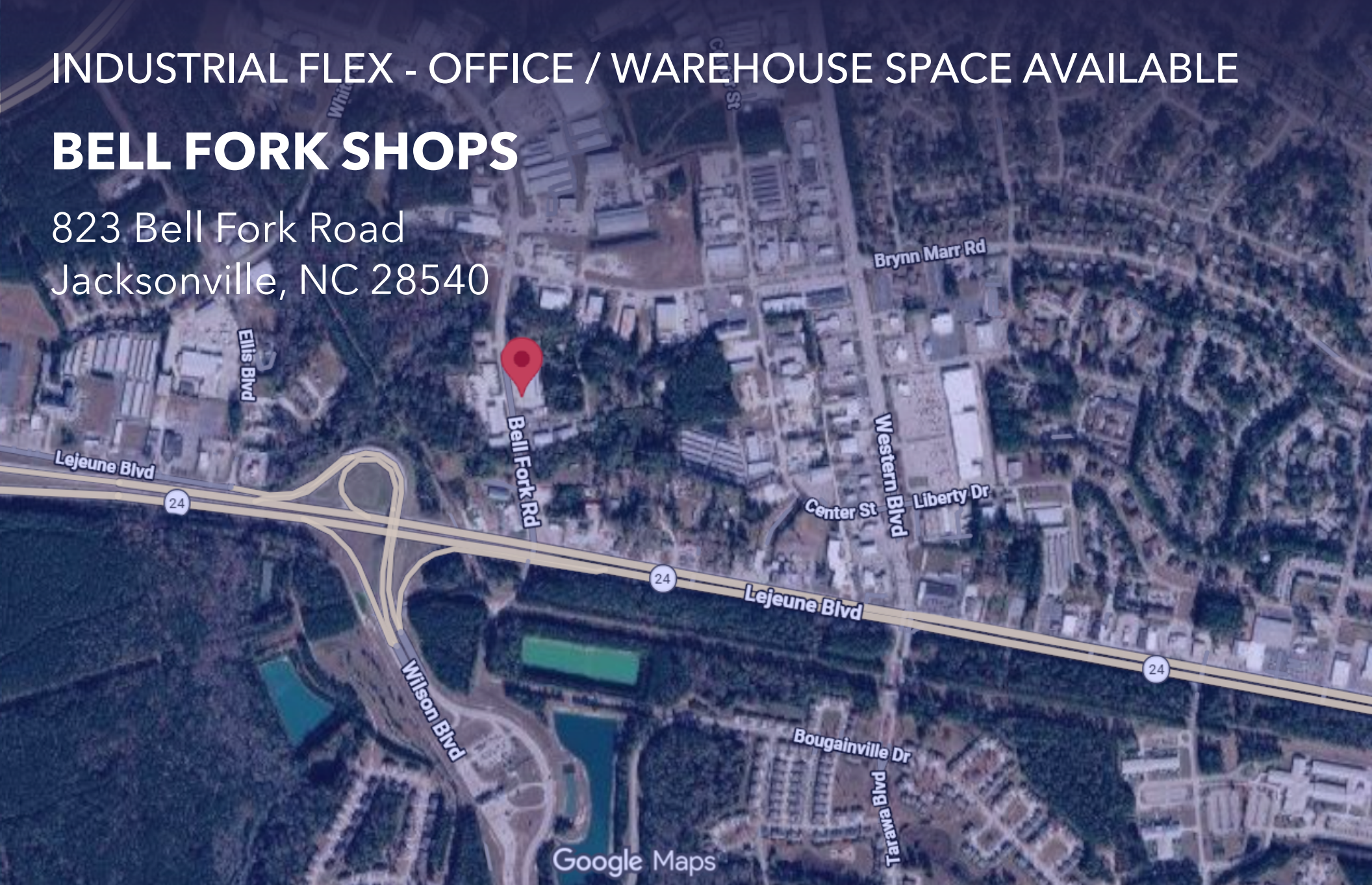


INDUSTRIAL FLEX - OFFICE / WAREHOUSE SPACE AVAILABLE

BELL FORK SHOPS

823 Bell Fork Road
Jacksonville, NC 28540



MATTINGLY JOINT VENTURE, LLC

Wyatt Mattingly

(919) 810-7430

mattinglyjointventures@gmail.com



PROPERTY SUMMARY

PROPERTY DESCRIPTION:

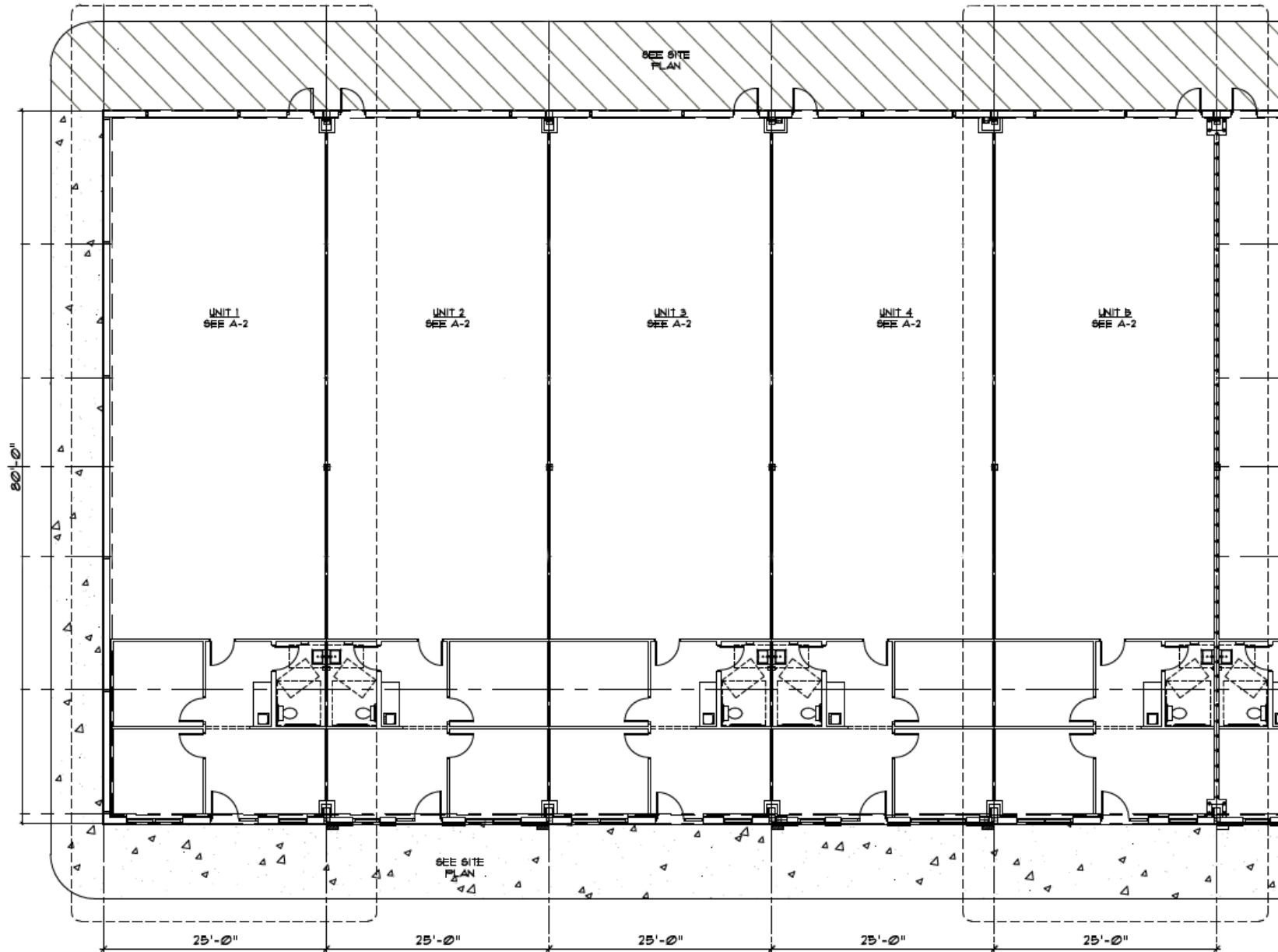
Bell Fork Shops: Newly Constructed Flex Space

- o 10 units, each 2,000 SF, combining warehouse and office space
- o Each unit has a private restroom and back-of-house area with roll-up door
- o Conveniently located off Hwy 24, zoned CC
- o Ideal for businesses seeking flexible, innovative space

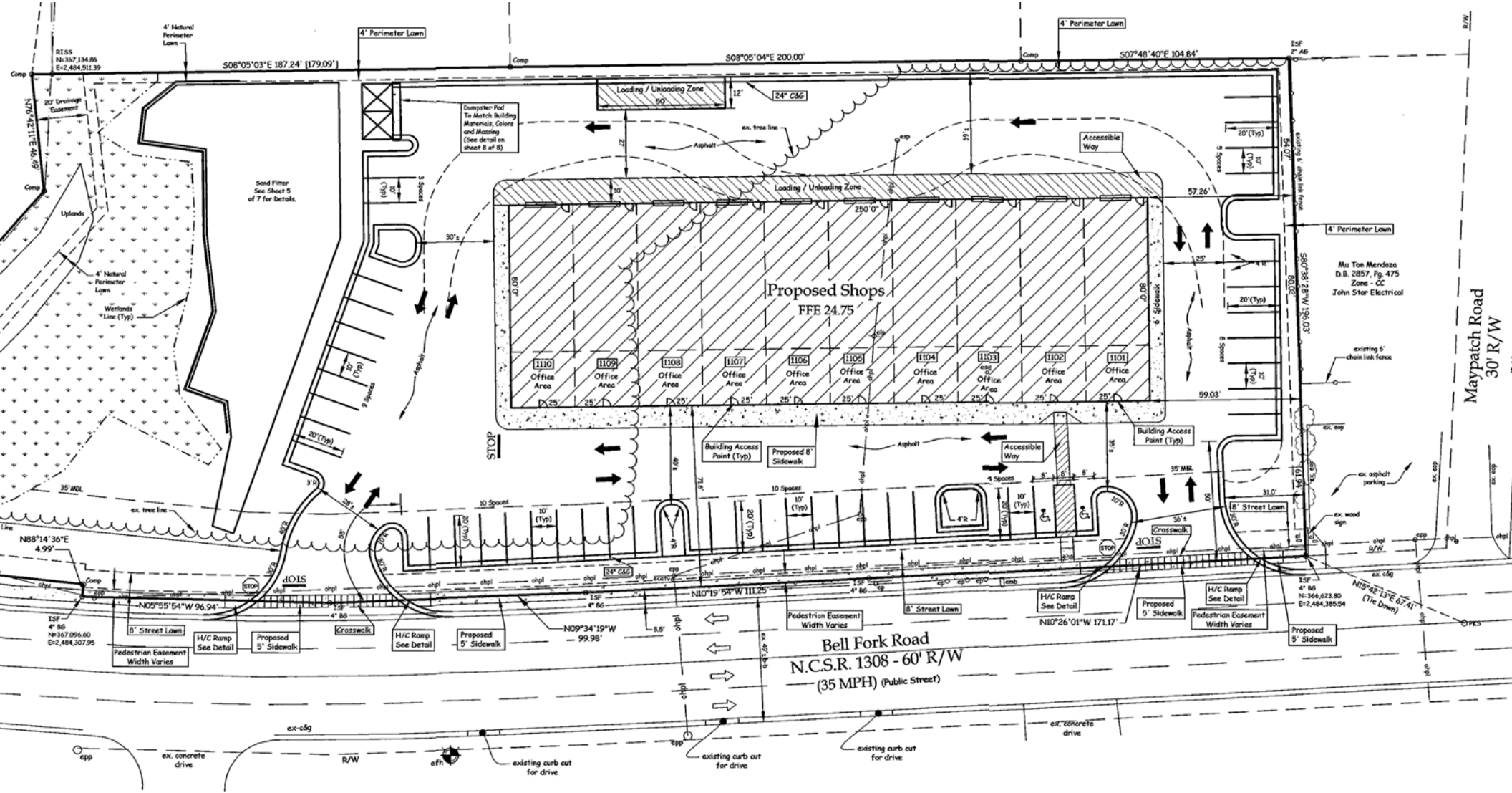
Turn key units available July 2026



FLOOR PLAN



SITE PLAN



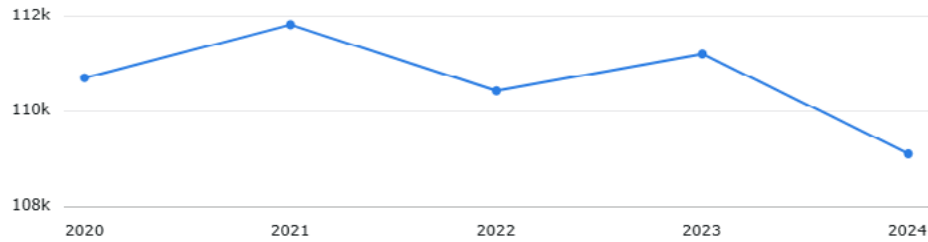
DEMOGRAPHICS

5 miles

Population

109.1k

↓ 1% Compared to 111.2k in 2023
↓ 1% Compared to 110.7k in 2020



Household Income

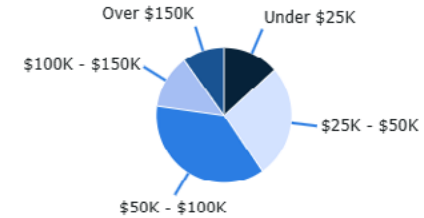
\$62k

Median Income

\$65.5k

2029 Estimate

↑ 6% Growth Rate



Age Demographics

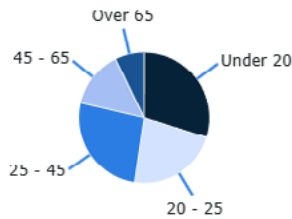
25

Median Age

29

2029 Estimate

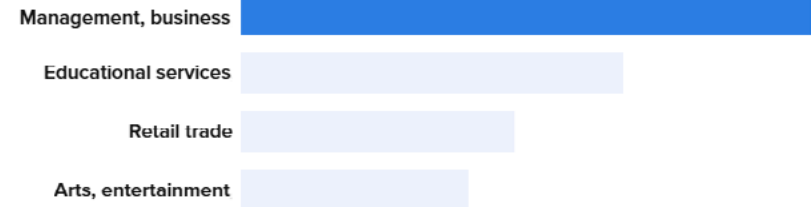
↑ 18% Growth Rate



Number of Employees

86k

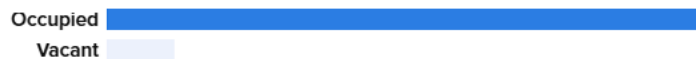
Top Employment Categories



Housing Occupancy Ratio

8:1

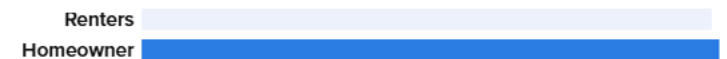
6:1 predicted by 2029



Renter to Homeowner Ratio

1:1

1:1 predicted by 2029



FOR LEASING INQUIRIES CONTACT:

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