

WINNABOW, NC 28479

13 GOVERNORS RD. SE

OFFICE FOR LEASE



PROPERTY OVERVIEW

LOCATION DESCRIPTION

Situated in the growing Brunswick County market, the property offers a prime office leasing opportunity supported by continued residential and commercial expansion south of Leland and Wilmington. Two office suites accommodate professional, administrative, or service-oriented users and benefit from direct main-road access with convenient connectivity to US-17 and Hwy 76. Ample on-site parking provides ease of access for tenants and clients.

With limited competing office inventory in Northern Brunswick County, this property is well positioned for efficient lease-up among small business users seeking accessible, cost-effective space. Additionally, a 30' x 40' garage/warehouse with an associated laydown yard provides valuable storage and operational flexibility, expanding the tenant base and supporting long-term occupancy.



PROPERTY DESCRIPTION

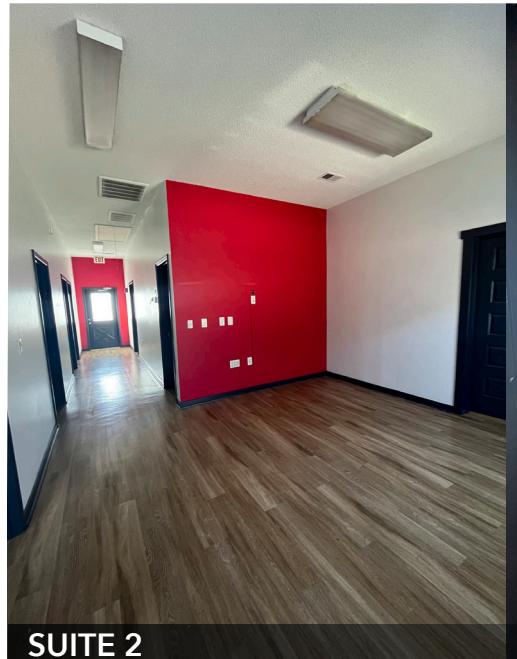
The property offers two private office suites, each approximately 600 square feet, well-suited for professional services, small businesses, or satellite offices. The suites provide a functional layout with ample space to operate efficiently and comfortably.

In addition to the office space, the property features a 30' x 40' garage accompanied by approximately 0.5 acres of laydown yard, making it an excellent option for contractors, trades, or businesses in need of secure storage, equipment parking, or material staging. The combination of indoor garage space and outdoor laydown area offers flexibility that is increasingly hard to find.

This is a great opportunity to lease office and storage space together or separately, allowing tenants to customize the setup to meet their operational needs. With easy access to surrounding areas and room to support business growth, 13 Governors Rd. SE presents a practical and cost-effective solution for a wide range of users.

AVAILABILITY	SIZE	LEASE RATE
OFFICE SUITE 1	±600 SF	\$24/SF (MG) \$1,200/month
OFFICE SUITE 2	±600 SF	\$24/SF (MG) \$1,200/month
STORAGE & LAY DOWN YARD	±1,200 SF building ±0.5 AC lay down	\$12/SF (MG) \$1,200/month

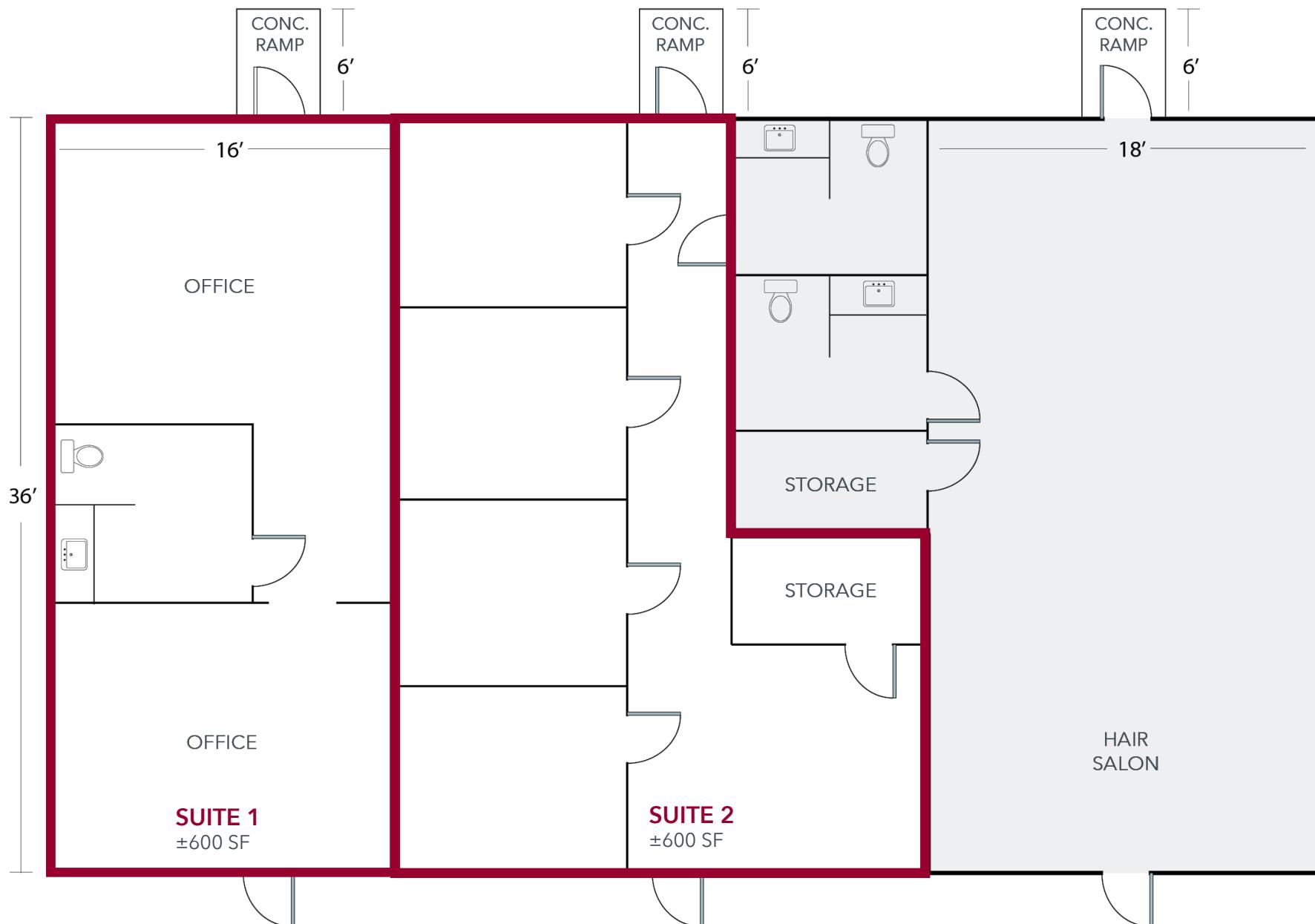
OFFICE PHOTOS



SUITE 1

SUITE 2

OFFICE FLOOR PLAN



STORAGE/YARD PHOTOS



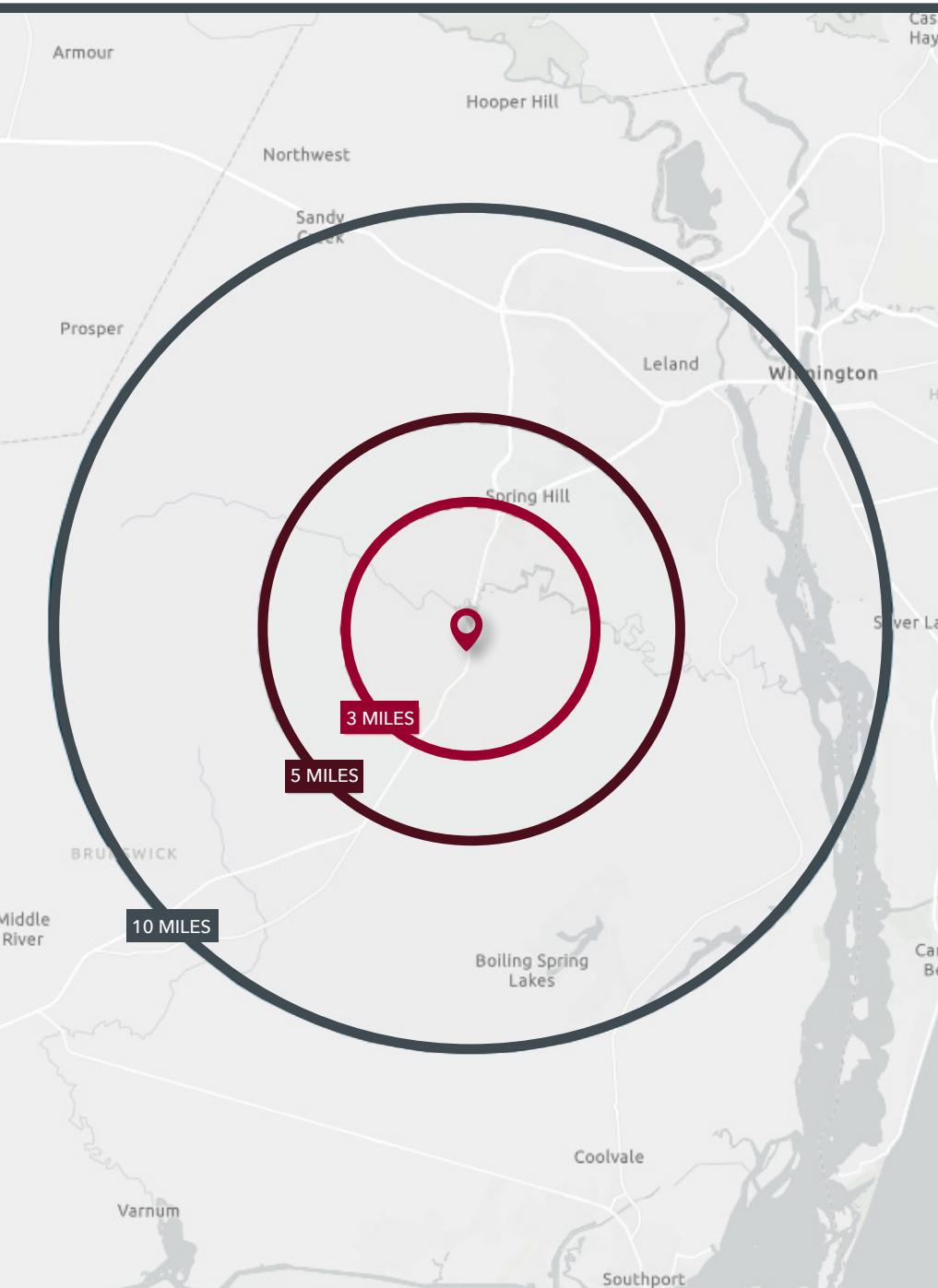
AREA OVERVIEW

DISTANCES

Central Business District	12 Miles/ 17 Min
Interstate 140	14 Miles/ 13 Min
ILM International Airport	16 Miles/ 23 Min



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	3,195	15,639	78,614
Daytime Population	2,296	11,425	67,448
Median Age	43.0	52.5	46.6
Average Household Income	\$98,227	\$110,146	\$98,346
Average Home Value	\$354,808	\$422,326	\$406,468





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