



110 N Upright St .

110 N. Upright St.
Landis, NC 28088

Steven Tice, CCIM

Principal/Broker

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Space Available For Lease

- 46,000 +/- SF
41,400 warehouse
plus 4,400 office
- 3.47+/- acres
w/fenced yard
- Ideal
warehouse,
distribution,
light industrial
use.
- Delivery end of
Q1 2026
- \$4.50 SF NNN



**110
N. Upright St.**

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PROPERTY OVERVIEW

110 N. Upright St

The ±46,000 SF building is currently laid out with ±41,400 SF of warehouse space and ±4,400 SF of office, with flexibility for tenant-influenced office build-out.

The site features eight dock-high doors and two drive-in doors, supporting efficient loading and circulation. A fenced yard provides secure access, and while zoning restricts outside storage, rolling stock is permitted on-site.

Building updates are underway, with turnover targeted by the end of Q1 2026, offering buyers a near-term opportunity to occupy or reposition the asset.



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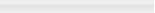


PROPERTY HIGHLIGHTS

Renovation In Progress

- **46,000 +/- Sq Ft Industrial Building.**
- **M1 Zoning: Designated for light manufacturing, distribution, and related business uses.**
- **Fenced Yard.**
- **Sprinkler system in place.**
- **New electrical panel being installed - Heavy 120 - 208v 3-Phase power.**
- **2 Miles off of I-85**
- **Building is undergoing renovation, with completion targeted for end of Q1 2026**

PROPERTY PHOTOS

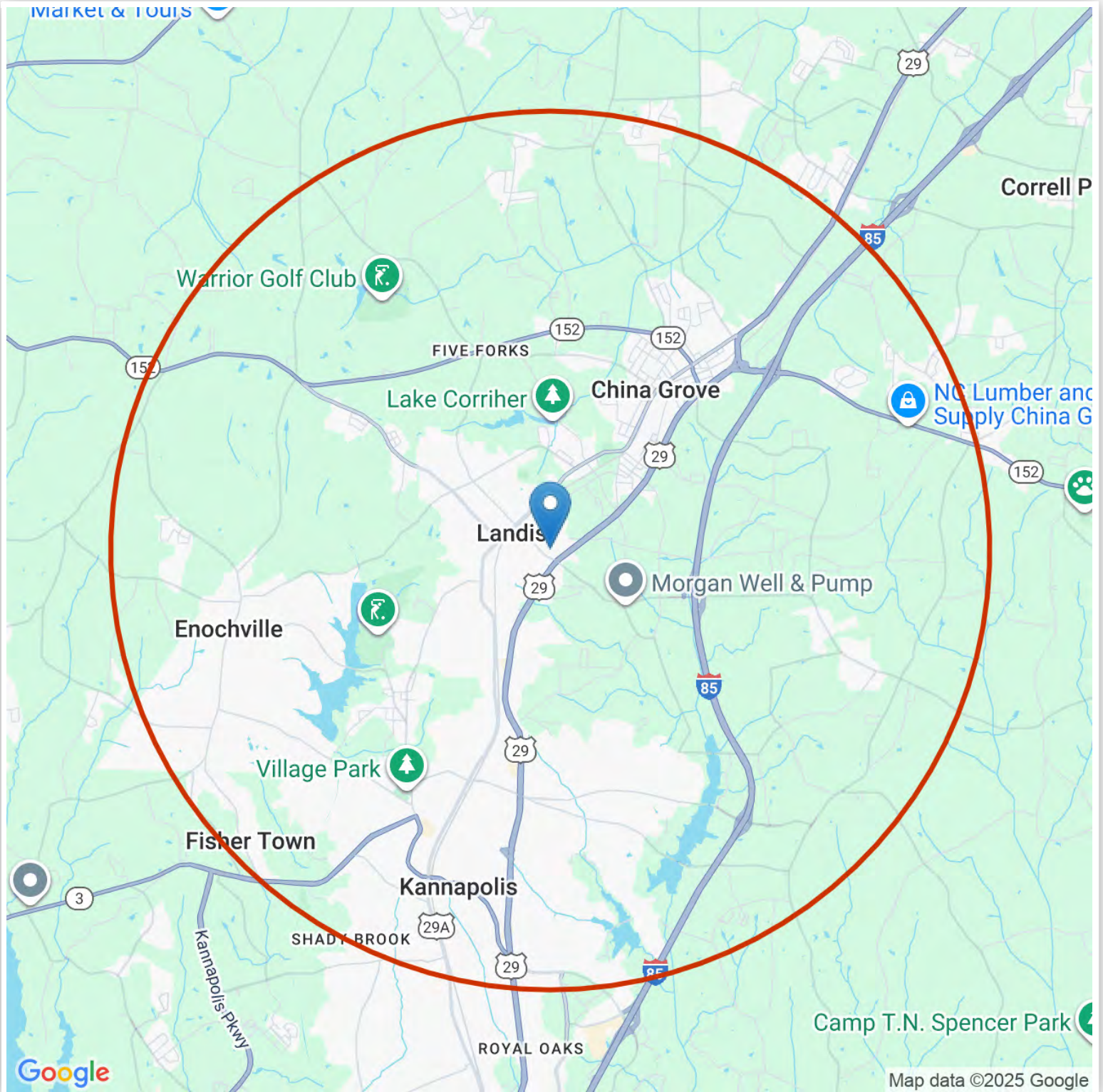


PROPERTY PHOTOS



PROPERTY PHOTOS





KEY FACTS

60,305
Population

39.2 Median Age

2.56
Average Household Size

22,491
Total Households

EDUCATION

8.21%

No High School Diploma

4.75%

High School Graduate

19.31%

Some College

14.77%

Bachelor's/ Grad

BUSINESS

1,476
Total Businesses

13,178
Total Employees

EMPLOYMENT

2,858
Retail Trade Employees

701
Finance/Ins/Real Estate Emp

653
Manufacturing Employees

1,147
Eating & Drinking Employees

6.1% Unemployment Rate

INCOME

\$58,585
Median Household Income

\$31,148
Per Capita Income

\$160,457
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.72%)

The smallest group : \$150,000 - \$199,999 (4.69%)

Indicator	Value(%)	
< \$15,000	7.72	■
\$15,000 - \$24,999	8.47	■
\$25,000 - \$34,999	10.14	■
\$35,000 - \$49,999	15.48	■
\$50,000 - \$74,999	18.72	■
\$75,000 - \$99,999	17.64	■
\$100,000 - \$149,999	12.33	■
\$150,000 - \$199,999	4.69	■
\$200,000+	4.81	■

Community Profile



60,305

Population Total

1.04%

Population Growth

2.56

Average HH Size

39.2

Median Age

67.9

Diversity Index

\$58,585

Median HH Income

\$227,801

Median Home Value

22.91%

Under 18

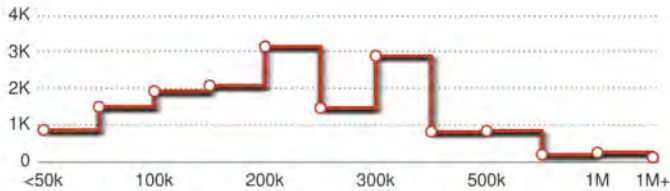
60.34%

Ages 18 to 65

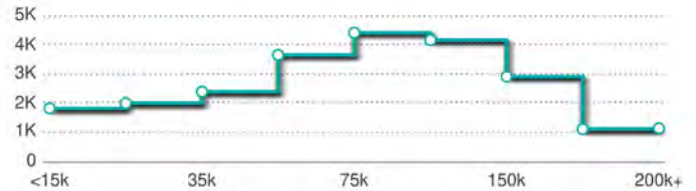
16.75%

Aged 66+

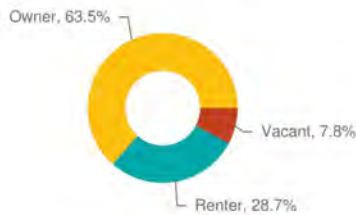
HOME VALUE



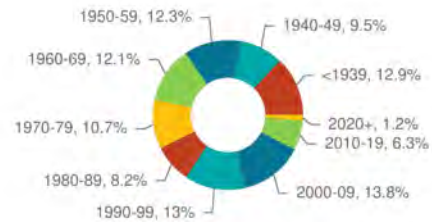
HOUSEHOLD INCOME



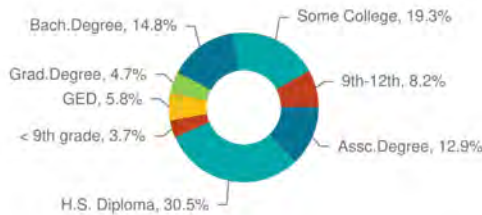
HOME OWNERSHIP



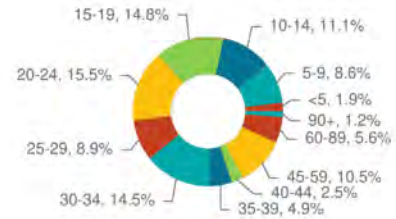
HOUSING: YEAR BUILT



EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



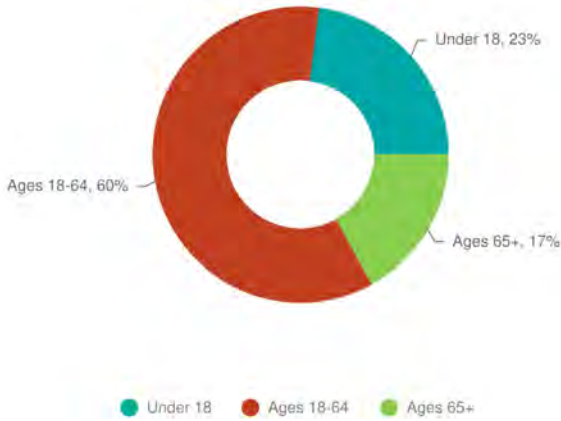
AGE PROFILE: 5 YEAR INCREMENTS



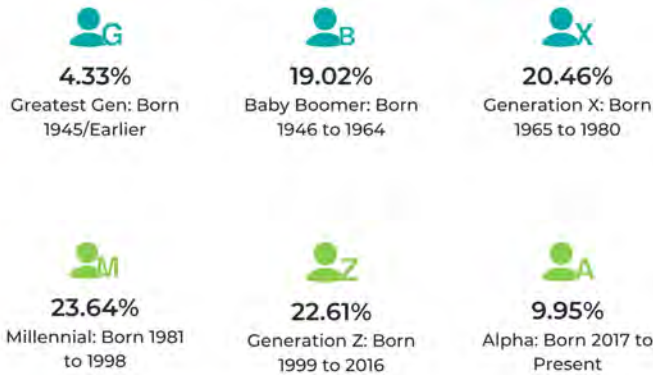
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

60,305 Population	23,507 Households	39.2 Median Age
2.56 Avg Size Household	\$58,585 Median Household Income	\$227,801 Median Home Value
64 Wealth Index	103 Housing Affordability	67.9 Diversity Index

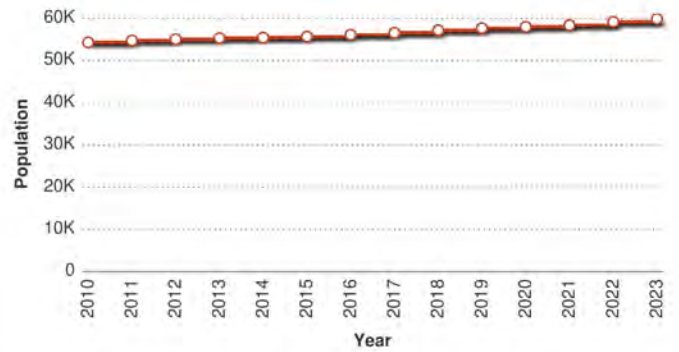
POPULATION BY AGE



POPULATION BY GENERATION



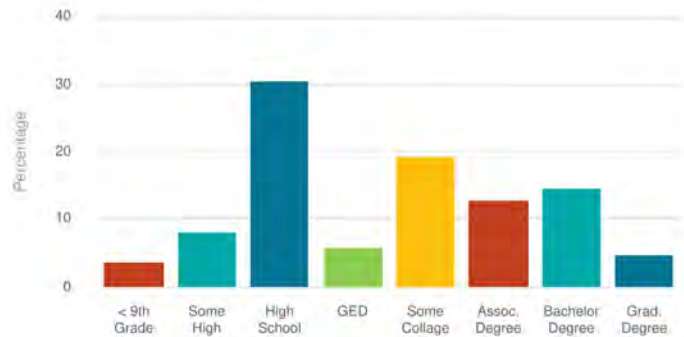
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION

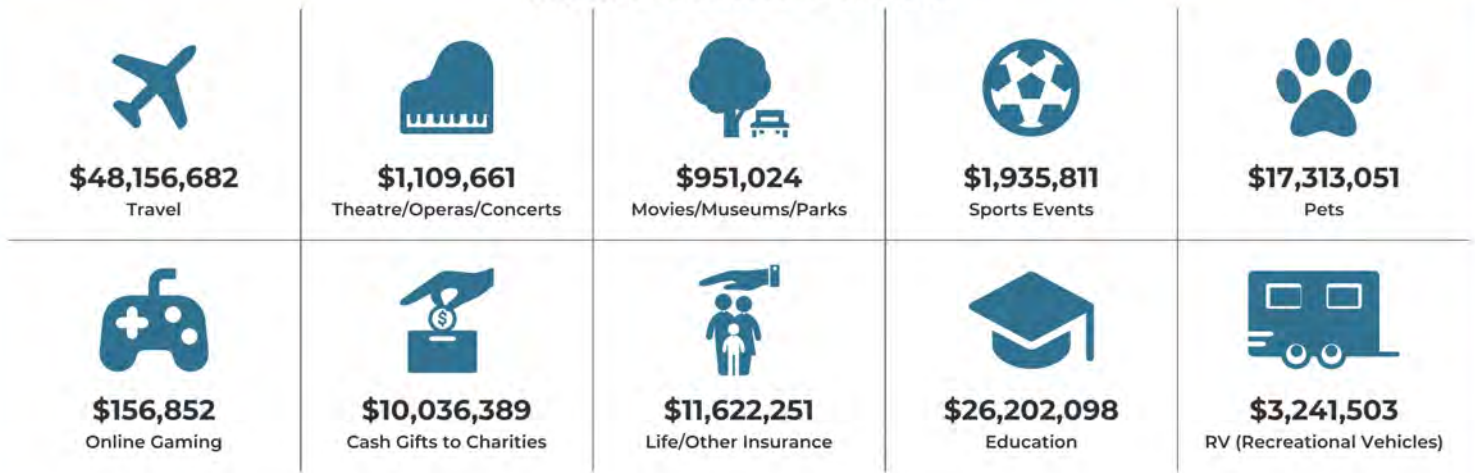


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



6F

LifeMode Group: Cozy Country Living
Heartland Communities
 5,373 Households
 Household Percentage: 22.86%
 Average Household Size: 2.39
 Median Age: 42.3
 Median Household Income: \$42,400



12C

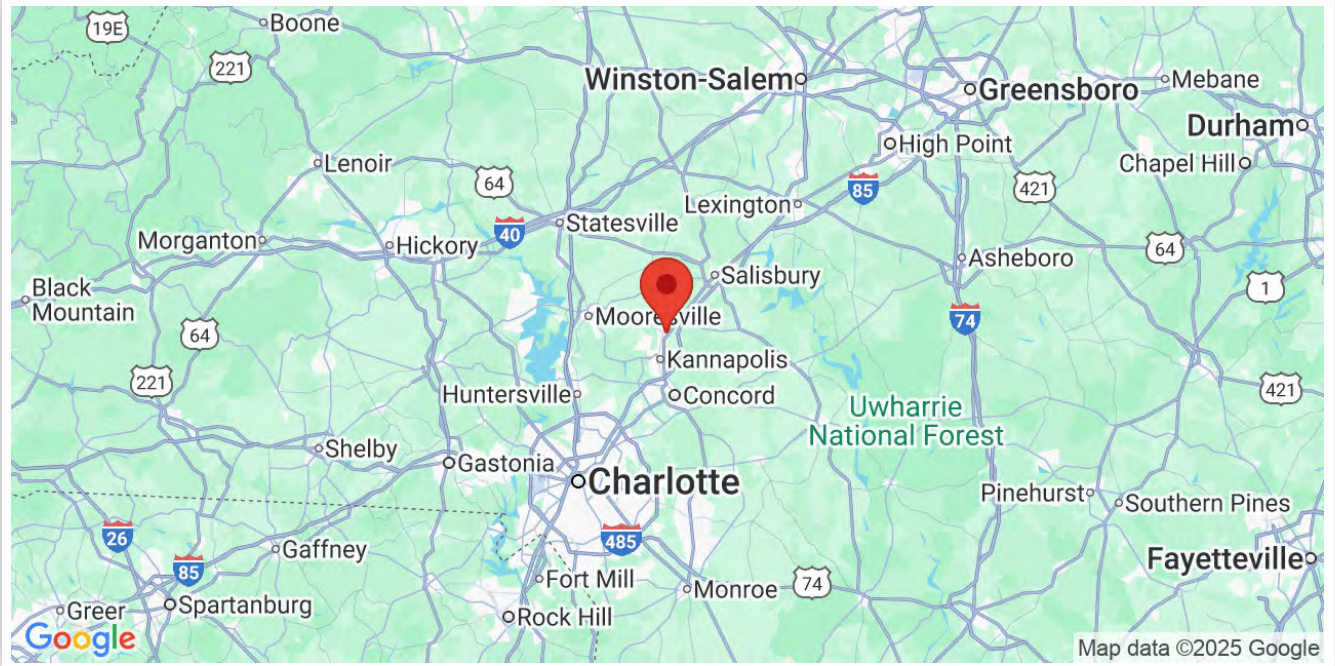
LifeMode Group: Hometown
Small Town Sincerity
 2,786 Households
 Household Percentage: 11.85%
 Average Household Size: 2.26
 Median Age: 40.8
 Median Household Income: \$31,500



4C

LifeMode Group: Family Landscapes
Middleburg
 2,751 Households
 Household Percentage: 11.70%
 Average Household Size: 2.75
 Median Age: 36.1
 Median Household Income: \$59,800

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