

# SPACE AVAILABLE LANDIS TOWN CENTER



37 Union Street South  
Concord, NC 28025

704.796.7460 • 704.721.3555 fax

ed@locusrealestateadvisors.com

Offered by: Ed McAfee, 704.796.7460



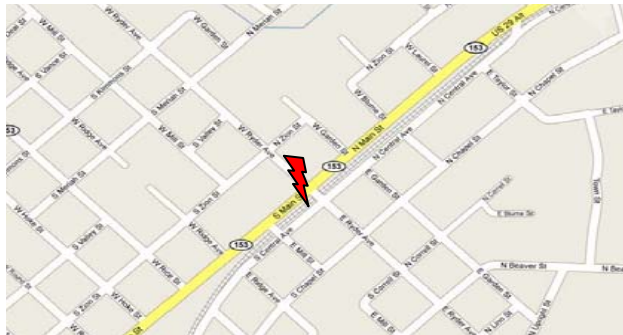
All information believed to be accurate but must be independently verified and is subject to change without notice.

## For Lease 1,200 sf Bay & 2,400 sf Bay

**Incredible Value - Lease Rates of \$12/sf in Shell Condition  
Over 50% Leased - Build to Suit with Long Term Lease &  
Upfit Charge - 46 Parking Spaces – Dry Sprinkler System  
Intersection of Main St and Ryder Ave in center of Landis**

**LANDIS, N.C.** (Incorporated 1901; Population 3,184, County 130,817) Landis started out as a mill town. In 1900, Columbus A. Linn and his sons, locally prominent landowners, founded the Linn Mill. The following year the town was incorporated. The Linn Brothers Store became known as the "Busy Store" and the Landis Depot was built. These historic buildings, as well as the old Post Office and Jail, still stand in the downtown area.

Town of Landis  
312 South Main St.  
Landis, NC 28088  
704-857-2411



### No Restaurants Please

- Pharmacy
- Business Center
- Ice Cream Shop
- Salon or Spa
- Nails & Tan
- Tax Prep
- Accounting
- Legal
- Dental
- Chiropractic
- Retail



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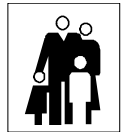
Area ID: Rowan County

### Demographic

### Charlotte USA



2000 Total Population	130,340
2000 Group Quarters	4,696
2007 Total Population	136,558
2012 Total Population	140,092
2007-2012 Annual Rate	0.51%



2000 Households	49,940
2000 Average Household Size	2.52
2007 Households	52,875
2007 Average Household Size	2.49
2012 Households	54,357
2012 Average Household Size	2.49
2007-2012 Annual Rate	0.55%
2000 Families	35,495
2000 Average Family Size	2.98
2007 Families	36,678
2007 Average Family Size	2.98
2012 Families	36,970
2012 Average Family Size	2.99
2007-2012 Annual Rate	0.16%



<b>2000 Housing Units</b>	53,980
Owner Occupied Housing Units	68.0%
Renter Occupied Housing Units	24.5%
Vacant Housing Units	7.5%

<b>2007 Housing Units</b>	58,575
Owner Occupied Housing Units	67.3%
Renter Occupied Housing Units	22.9%
Vacant Housing Units	9.7%

<b>2012 Housing Units</b>	61,099
Owner Occupied Housing Units	66.2%
Renter Occupied Housing Units	22.8%
Vacant Housing Units	11.0%

#### Median Household Income

2000	\$37,541
2007	\$45,881
2012	\$52,254

#### Median Home Value

2000	\$88,043
2007	\$127,726
2012	\$144,543

#### Per Capita Income

2000	\$18,072
2007	\$22,214
2012	\$25,827

#### Median Age

2000	36.5
2007	38.2
2012	39.5

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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### 2000 Household by Income

Household Income Base	50,005
<15,000	16.9%
\$15,000 - \$24,999	14.1%
\$25,000 - \$34,999	15.2%
\$35,000 - \$49,999	19.3%
\$50,000 - \$74,999	20.0%
\$75,000 - \$99,999	8.7%
\$100,000 - \$149,999	4.0%
\$150,000 - \$199,999	0.8%
\$200,000+	1.0%
Average Household Income	\$46,020

### 2007 Household by Income

Household Income Base	52,875
<15,000	13.3%
\$15,000 - \$24,999	12.0%
\$25,000 - \$34,999	11.1%
\$35,000 - \$49,999	18.0%
\$50,000 - \$74,999	22.1%
\$75,000 - \$99,999	11.7%
\$100,000 - \$149,999	8.7%
\$150,000 - \$199,999	1.6%
\$200,000+	1.5%
Average Household Income	\$56,216

### 2012 Household by Income

Household Income Base	54,357
<15,000	11.2%
\$15,000 - \$24,999	10.5%
\$25,000 - \$34,999	9.7%
\$35,000 - \$49,999	16.1%
\$50,000 - \$74,999	22.3%
\$75,000 - \$99,999	12.5%
\$100,000 - \$149,999	13.3%
\$150,000 - \$199,999	2.2%
\$200,000+	2.3%
Average Household Income	\$65,293

### 2000 Owner Occupied HUs by Value

Total	36,737
<50,000	18.4%
\$50,000 - \$99,999	42.2%
\$100,000 - \$149,999	22.5%
\$150,000 - \$199,999	9.0%
\$200,000 - \$299,999	5.2%
\$300,000 - \$499,999	1.9%
\$500,000 - \$999,999	0.7%
\$1,000,000 +	0.1%
Average Home Value	\$107,159

### 2000 Specified Renter Occupied HUs by Contract Rent

Total	12,956
With Cash Rent	90.1%
No Cash Rent	9.9%
Median Rent	\$387
Average Rent	\$394

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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### 2000 Population by Age

Total	130,340
0 - 4	6.6%
5 - 9	7.0%
10 - 14	7.2%
15 - 24	13.1%
25 - 34	13.8%
35 - 44	15.9%
45 - 54	13.3%
55 - 64	9.1%
65 - 74	7.2%
75 - 84	5.1%
85 +	1.7%
18 +	75.3%

### 2007 Population by Age

Total	136,558
0 - 4	6.7%
5 - 9	6.4%
10 - 14	6.4%
15 - 24	12.6%
25 - 34	13.4%
35 - 44	14.9%
45 - 54	14.7%
55 - 64	11.3%
65 - 74	6.7%
75 - 84	4.8%
85 +	2.1%
18 +	76.6%

### 2012 Population by Age

Total	140,092
0 - 4	6.6%
5 - 9	6.2%
10 - 14	6.5%
15 - 24	12.5%
25 - 34	12.2%
35 - 44	13.7%
45 - 54	15.5%
55 - 64	12.7%
65 - 74	7.2%
75 - 84	4.6%
85 +	2.3%
18 +	77.0%

### 2000 Population by Sex

Males	49.4%
Females	50.6%

### 2007 Population by Sex

Males	49.6%
Females	50.4%

### 2012 Population by Sex

Males	49.7%
Females	50.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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#### 2000 Population by Race/Ethnicity

Total	130,340
White Alone	80.0%
Black Alone	15.8%
American Indian Alone	0.3%
Asian or Pacific Islander Alone	0.9%
Some Other Race Alone	2.0%
Two or More Races	1.0%
Hispanic Origin	4.1%
Diversity Index	38.7

#### 2007 Population by Race/Ethnicity

Total	136,558
White Alone	78.3%
Black Alone	16.0%
American Indian Alone	0.4%
Asian or Pacific Islander Alone	1.2%
Some Other Race Alone	2.9%
Two or More Races	1.2%
Hispanic Origin	5.4%
Diversity Index	42.6

#### 2012 Population by Race/Ethnicity

Total	140,092
White Alone	77.0%
Black Alone	16.1%
American Indian Alone	0.4%
Asian or Pacific Islander Alone	1.4%
Some Other Race Alone	3.7%
Two or More Races	1.4%
Hispanic Origin	6.5%
Diversity Index	45.6

#### 2000 Population 3+ by School Enrollment

Total	125,160
Enrolled in Nursery/Preschool	1.8%
Enrolled in Kindergarten	1.4%
Enrolled in Grade 1-8	12.1%
Enrolled in Grade 9-12	5.6%
Enrolled in College	4.0%
Enrolled in Grad/Prof School	0.5%
Not Enrolled in School	74.5%

#### 2000 Population 25+ by Educational Attainment

Total	86,345
Less Than 9th Grade	9.0%
9th to 12th Grade, No Diploma	16.8%
High School Graduate	33.5%
Some College, No Degree	20.3%
Associate Degree	6.2%
Bachelor's Degree	10.3%
Master's/Prof/Doctorate Degree	3.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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#### 2000 Population 15+ by Sex and Marital Status

Total	103,349
Females	51.0%
Never Married	9.3%
Married, Not Separated	29.2%
Married, Separated	1.6%
Widowed	5.9%
Divorced	5.0%
Males	49.0%
Never Married	11.8%
Married, Not Separated	30.3%
Married, Separated	1.3%
Widowed	1.4%
Divorced	4.2%



#### 2000 Population 16+ by Employment Status

Total	101,606
In Labor Force	64.8%
Civilian Employed	60.7%
Civilian Unemployed	4.1%
In Armed Forces	0.1%
Not In Labor Force	35.2%

#### 2007 Civilian Population 16+ in Labor Force

Civilian Employed	92.4%
Civilian Unemployed	7.6%

#### 2012 Civilian Population 16+ in Labor Force

Civilian Employed	92.2%
Civilian Unemployed	7.8%

#### 2000 Females 16+ by Employment Status and Age of Children

Total	51,972
Own Children < 6 Only	8.5%
Employed/in Armed Forces	5.3%
Unemployed	0.5%
Not in Labor Force	2.7%
Own Children <6 and 6-17 Only	5.7%
Employed/in Armed Forces	3.7%
Unemployed	0.1%
Not in Labor Force	1.8%
Own Children 6-17 Only	17.1%
Employed/in Armed Forces	13.3%
Unemployed	0.4%
Not in Labor Force	3.4%
No Own Children < 18	68.7%
Employed/in Armed Forces	32.8%
Unemployed	2.6%
Not in Labor Force	33.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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### 2007 Employed Population 16+ by Industry

Total	65,475
Agriculture/Mining	0.6%
Construction	10.3%
Manufacturing	20.9%
Wholesale Trade	3.4%
Retail Trade	12.1%
Transportation/Utilities	5.2%
Information	1.2%
Finance/Insurance/Real Estate	4.0%
Services	38.8%
Public Administration	3.4%

### 2007 Employed Population 16+ by Occupation

Total	65,475
White Collar	46.7%
Management/Business/Financial	8.7%
Professional	16.4%
Sales	9.5%
Administrative Support	12.1%
Services	15.8%
Blue Collar	37.5%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	9.9%
Installation/Maintenance/Repair	5.3%
Production	13.8%
Transportation/Material Moving	8.2%



### 2000 Workers 16+ by Means of Transportation to Work

Total	60,299
Drove Alone - Car, Truck, or Van	81.2%
Carpooled - Car, Truck, or Van	14.2%
Public Transportation	0.3%
Walked	1.2%
Other Means	1.0%
Worked at Home	2.1%

### 2000 Workers 16+ by Travel Time to Work

Total	60,299
Did not Work at Home	97.9%
Less than 5 minutes	3.1%
5 to 9 minutes	10.4%
10 to 19 minutes	35.8%
20 to 24 minutes	16.3%
25 to 34 minutes	16.2%
35 to 44 minutes	4.3%
45 to 59 minutes	5.8%
60 to 89 minutes	3.9%
90 or more minutes	2.1%
Worked at Home	2.1%
Average Travel Time to Work (in min)	23.3

### 2000 Households by Vehicles Available

Total	49,940
None	7.1%
1	30.6%
2	38.8%
3	17.1%
4	4.6%
5+	1.8%
Average Number of Vehicles Available	1.9

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2007 and 2012.



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### 2000 Households by Type

Total	49,940
Family Households	71.1%
Married-couple Family	54.8%
With Related Children	24.5%
Other Family (No Spouse)	16.3%
With Related Children	10.9%
Nonfamily Households	28.9%
Householder Living Alone	24.7%
Householder Not Living Alone	4.3%
Households with Related Children	35.5%
Households with Persons 65+	24.7%

### 2000 Households by Size

Total	49,940
1 Person Household	24.7%
2 Person Household	34.7%
3 Person Household	18.0%
4 Person Household	14.4%
5 Person Household	5.5%
6 Person Household	1.7%
7 + Person Household	1.0%

### 2000 Households by Year Householder Moved In

Total	49,940
Moved in 1999 to March 2000	17.9%
Moved in 1995 to 1998	27.0%
Moved in 1990 to 1994	15.5%
Moved in 1980 to 1989	15.5%
Moved in 1970 to 1979	10.0%
Moved in 1969 or Earlier	14.2%
Median Year Householder Moved In	1993



### 2000 Housing Units by Units in Structure

Total	53,980
1, Detached	67.7%
1, Attached	1.3%
2	2.9%
3 or 4	2.0%
5 to 9	2.7%
10 to 19	1.2%
20 +	1.5%
Mobile Home	20.6%
Other	0.1%

### 2000 Housing Units by Year Structure Built

Total	53,980
1999 to March 2000	3.7%
1995 to 1998	10.9%
1990 to 1994	8.9%
1980 to 1989	16.0%
1970 to 1979	16.1%
1969 or Earlier	44.4%
Median Year Structure Built	1973

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



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**2007 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$99,488,681
Average Spent	\$1,881.58
Spending Potential Index	68
Computers & Accessories: Total \$	\$9,671,921
Average Spent	\$182.92
Spending Potential Index	73
Education: Total \$	\$48,201,768
Average Spent	\$911.62
Spending Potential Index	71
Entertainment/Recreation: Total \$	\$141,684,210
Average Spent	\$2,679.61
Spending Potential Index	78
Food at Home: Total \$	\$212,047,144
Average Spent	\$4,010.35
Spending Potential Index	80
Food Away from Home: Total \$	\$138,825,421
Average Spent	\$2,625.54
Spending Potential Index	78
Health Care: Total \$	\$177,035,785
Average Spent	\$3,348.19
Spending Potential Index	86
HH Furnishings & Equip: Total \$	\$87,994,151
Average Spent	\$1,664.19
Spending Potential Index	74
Investments: Total \$	\$52,116,512
Average Spent	\$985.66
Spending Potential Index	66
Retail Goods: Total \$	\$1,121,439,428
Average Spent	\$21,209.26
Spending Potential Index	80
Shelter: Total \$	\$564,624,497
Average Spent	\$10,678.48
Spending Potential Index	71
TV/Video/Sound Equipment: Total \$	\$48,351,952
Average Spent	\$914.46
Spending Potential Index	79
Travel: Total \$	\$71,359,462
Average Spent	\$1,349.59
Spending Potential Index	73
Vehicle Maintenance & Repairs: Total \$	\$44,017,524
Average Spent	\$832.48
Spending Potential Index	78

**Data Note:** The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Expenditure data are derived from the 2002, 2003, and 2004 Consumer Expenditure Surveys, Bureau of Labor Statistics, ESRI forecasts for 2007 and 2012