WRS INC
REAL ESTATE INVESTMENTS

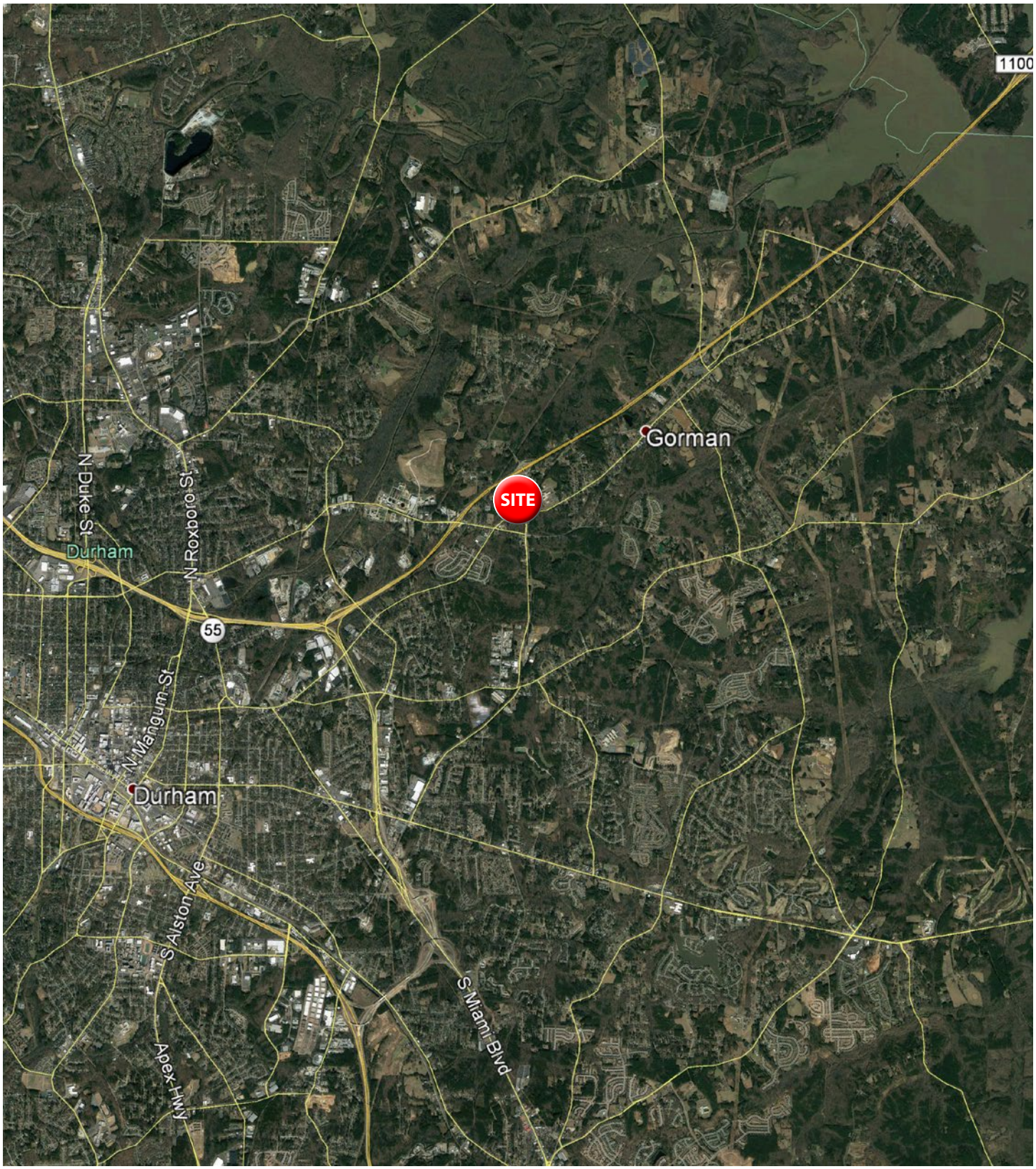
GLENN VIEW STATION

1525 GLENN SCHOOL ROAD
DURHAM, NC 27704

Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION


SITE
Gorman
Durham
Durham
N Duke St
N Roxboro St
N Mangum St
S Alston Ave
Apex Hwy
S Miami Blvd
55
1100

AERIAL

INTERSTATE 85
Walmart
Save money. Live better.
EAST GREER STREET
GLENN SCHOOL ROAD

INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
2	Cricket Wireless
3	Nail Salon
4	Tobacco Store
5	Taqueria Jalisco
6	Dollar Tree
7	Anytime Fitness
8	Durham County ABC
9	NC Beauty Outlet
10	Cellfixx
11	AT&T
12	Internet Cafe
13	Hempie's
14	Deals Direct
15	T-Mobile
16	Jan-Care Ambulance
17	Del Rancho
18 & 19	AVAILABLE 5,000 SF
20	Verizon

Outparcels	Tenant
1	AVAILABLE 1.07 Acres
2	AVAILABLE 1.07 Acres
3	AutoZone
4	Mavis Tire
5	ModWash

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.
The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS

WRS INC
REAL ESTATE INVESTMENTS

TRADE AREA SNAPSHOT

WRS INC
REAL ESTATE INVESTMENTS

Estimated Population
250,523

Estimated Households
98,831

Average HH Income
$100,862

Median HH Income
$75,705

Total Businesses
9,414

Total Employees
88,592

TRADE AREA DEMOGRAPHICS

WRS INC
REAL ESTATE INVESTMENTS

Lat/Lon: 36.0756/-78.8221

Trade Area	Trade Area
Population	
2024 Estimated Population	250,523
2029 Projected Population	263,605
2020 Census Population	240,545
2010 Census Population	207,074
Projected Annual Growth 2024 to 2029	1.0%
Historical Annual Growth 2010 to 2024	1.5%
Households	
2024 Estimated Households	98,831
2029 Projected Households	103,993
2020 Census Households	92,480
2010 Census Households	77,825
Projected Annual Growth 2024 to 2029	1.0%
Historical Annual Growth 2010 to 2024	1.9%
Age	
2024 Est. Population Under 10 Years	10.7%
2024 Est. Population 10 to 19 Years	13.2%
2024 Est. Population 20 to 29 Years	15.5%
2024 Est. Population 30 to 44 Years	23.0%
2024 Est. Population 45 to 59 Years	17.8%
2024 Est. Population 60 to 74 Years	14.5%
2024 Est. Population 75 Years or Over	5.3%
2024 Est. Median Age	36.7
Marital Status & Gender	
2024 Est. Male Population	51.9%
2024 Est. Female Population	48.1%
2024 Est. Never Married	44.0%
2024 Est. Now Married	36.9%
2024 Est. Separated or Divorced	14.5%
2024 Est. Widowed	4.6%
Income	
2024 Est. HH Income $200,000 or More	9.6%
2024 Est. HH Income $150,000 to $199,999	7.3%
2024 Est. HH Income $100,000 to $149,999	16.7%
2024 Est. HH Income $75,000 to $99,999	12.1%
2024 Est. HH Income $50,000 to $74,999	17.9%
2024 Est. HH Income $35,000 to $49,999	11.1%
2024 Est. HH Income $25,000 to $34,999	8.6%
2024 Est. HH Income $15,000 to $24,999	7.7%
2024 Est. HH Income Under $15,000	9.0%
2024 Est. Average Household Income	$100,882
2024 Est. Median Household Income	$75,705
2024 Est. Per Capita Income	$40,191
2024 Est. Total Businesses	9,414
2024 Est. Total Employees	88,592

TRADE AREA DEMOGRAPHICS

WRS INC
REAL ESTATE INVESTMENTS

Lat/Lon: 36.0756/-78.8221

Trade Area	Trade Area
Race	
2024 Est. White	43.9%
2024 Est. Black	38.0%
2024 Est. Asian or Pacific Islander	4.2%
2024 Est. American Indian or Alaska Native	0.6%
2024 Est. Other Races	13.3%
Hispanic	
2024 Est. Hispanic Population	34,934
2024 Est. Hispanic Population	13.9%
2029 Proj. Hispanic Population	14.7%
2020 Hispanic Population	20.1%
Education (Adults 25 & Older)	
2024 Est. Adult Population (25 Years or Over)	171,305
2024 Est. Elementary (Grade Level 0 to 8)	5.7%
2024 Est. Some High School (Grade Level 9 to 11)	6.8%
2024 Est. High School Graduate	23.8%
2024 Est. Some College	15.6%
2024 Est. Associate Degree Only	8.0%
2024 Est. Bachelor Degree Only	23.1%
2024 Est. Graduate Degree	17.0%
Housing	
2024 Est. Total Housing Units	108,601
2024 Est. Owner-Occupied	49.5%
2024 Est. Renter-Occupied	41.5%
2024 Est. Vacant Housing	9.0%
Homes Built by Year	
2024 Homes Built 2010 or later	20.6%
2024 Homes Built 2000 to 2009	14.9%
2024 Homes Built 1990 to 1999	10.2%
2024 Homes Built 1980 to 1989	11.8%
2024 Homes Built 1970 to 1979	10.7%
2024 Homes Built 1960 to 1969	7.1%
2024 Homes Built 1950 to 1959	7.2%
2024 Homes Built Before 1949	8.5%
Home Values	
2024 Home Value $1,000,000 or More	2.6%
2024 Home Value $500,000 to $999,999	20.6%
2024 Home Value $400,000 to $499,999	14.4%
2024 Home Value $300,000 to $399,999	23.1%
2024 Home Value $200,000 to $299,999	22.2%
2024 Home Value $150,000 to $199,999	7.5%
2024 Home Value $100,000 to $149,999	3.1%
2024 Home Value $50,000 to $99,999	2.0%
2024 Home Value $25,000 to $49,999	0.7%
2024 Home Value Under $25,000	3.7%
2024 Median Home Value	$359,409

TRADE AREA DEMOGRAPHICS

WRS INC
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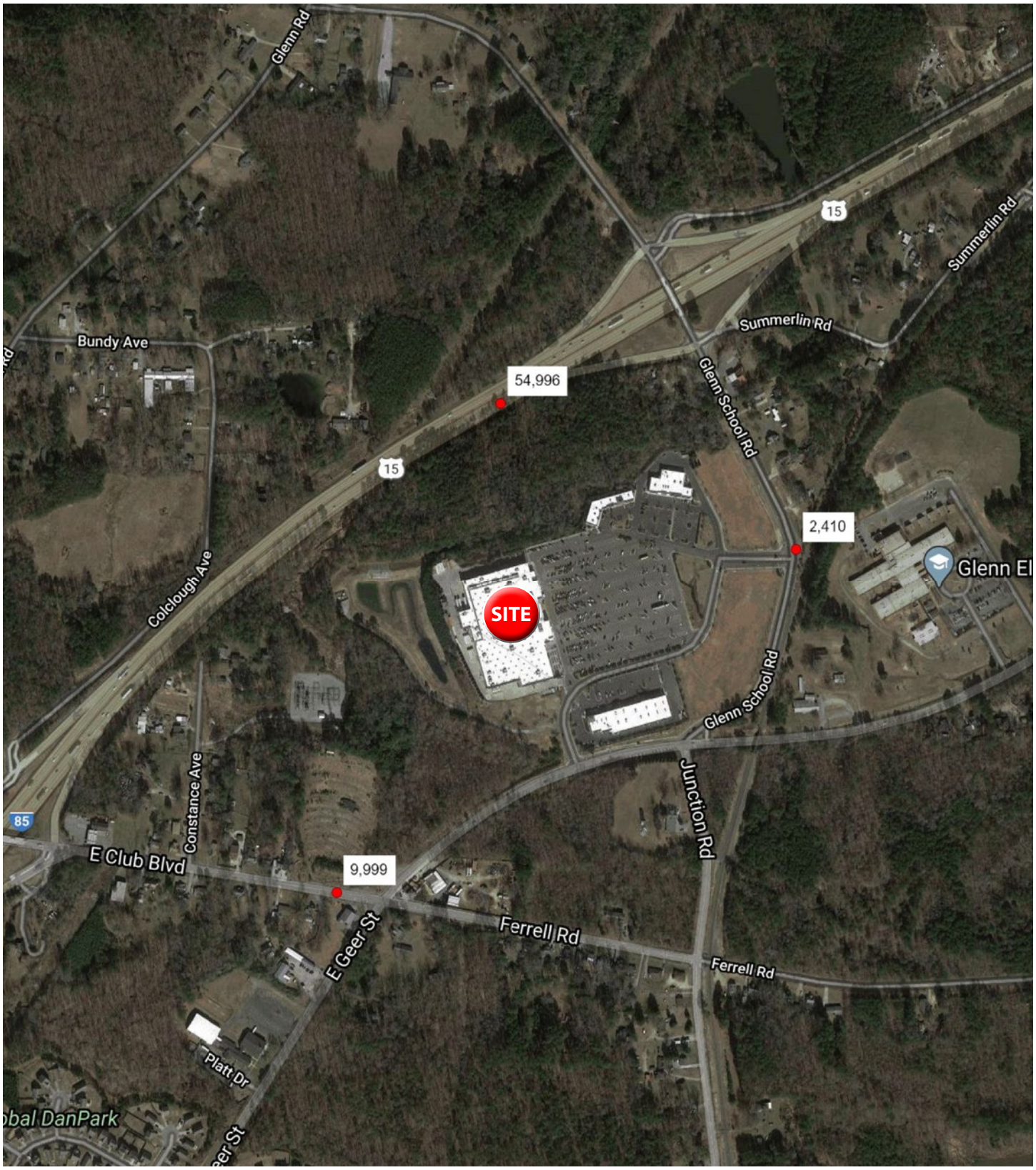
Lat/Lon: 36.0756/-78.8221

Trade Area	Trade Area
Labor Force	
2024 Est. Labor Population Age 16 Years or Over	207,559
2024 Est. Civilian Employed	59.3%
2024 Est. Civilian Unemployed	2.1%
2024 Est. in Armed Forces	0.1%
2024 Est. not in Labor Force	38.5%
2024 Labor Force Males	52.0%
2024 Labor Force Females	48.0%
Occupation	
2024 Occupation: Population Age 16 Years or Over	123,382
2024 Mgmt, Business, & Financial Operations	19.2%
2024 Professional, Related	31.5%
2024 Service	17.3%
2024 Sales, Office	16.0%
2024 Farming, Fishing, Forestry	0.2%
2024 Construction, Extraction, Maintenance	7.3%
2024 Production, Transport, Material Moving	8.5%
2024 White Collar Workers	66.8%
2024 Blue Collar Workers	33.2%
Transportation to Work	
2024 Drive to Work Alone	62.8%
2024 Drive to Work in Carpool	9.2%
2024 Travel to Work by Public Transportation	1.8%
2024 Drive to Work on Motorcycle	0.1%
2024 Walk or Bicycle to Work	3.7%
2024 Other Means	0.8%
2024 Work at Home	21.6%
Travel Time	
2024 Travel to Work in 14 Minutes or Less	25.8%
2024 Travel to Work in 15 to 29 Minutes	43.7%
2024 Travel to Work in 30 to 59 Minutes	23.9%
2024 Travel to Work in 60 Minutes or More	6.6%
2024 Average Travel Time to Work	20.9
Consumer Expenditure	
2024 Est. Total Household Expenditure	$7.25 B
2024 Est. Apparel	$256.05 M
2024 Est. Contributions, Gifts	$427.05 M
2024 Est. Education, Reading	$240.91 M
2024 Est. Entertainment	$411.8 M
2024 Est. Food, Beverages, Tobacco	$1.1 B
2024 Est. Furnishings, Equipment	$255.63 M
2024 Est. Health Care, Insurance	$657.68 M
2024 Est. Household Operations, Shelter, Utilities	$2.35 B
2024 Est. Miscellaneous Expenses	$137.78 M
2024 Est. Personal Care	$97.3 M
2024 Est. Transportation	$1.31 B

TRAFFIC COUNTS



COMMERCIAL AERIAL

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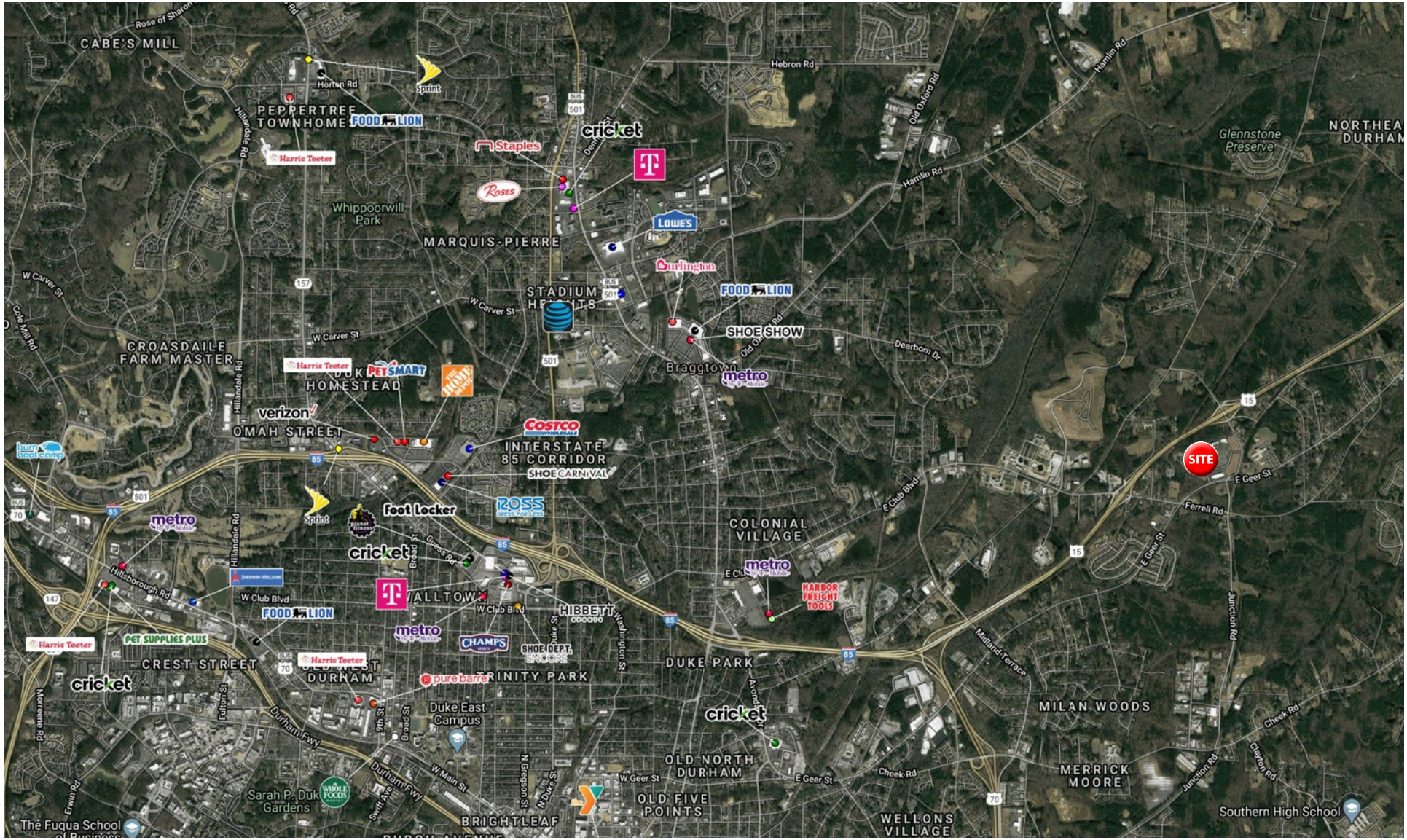

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