

GLENN VIEW STATION

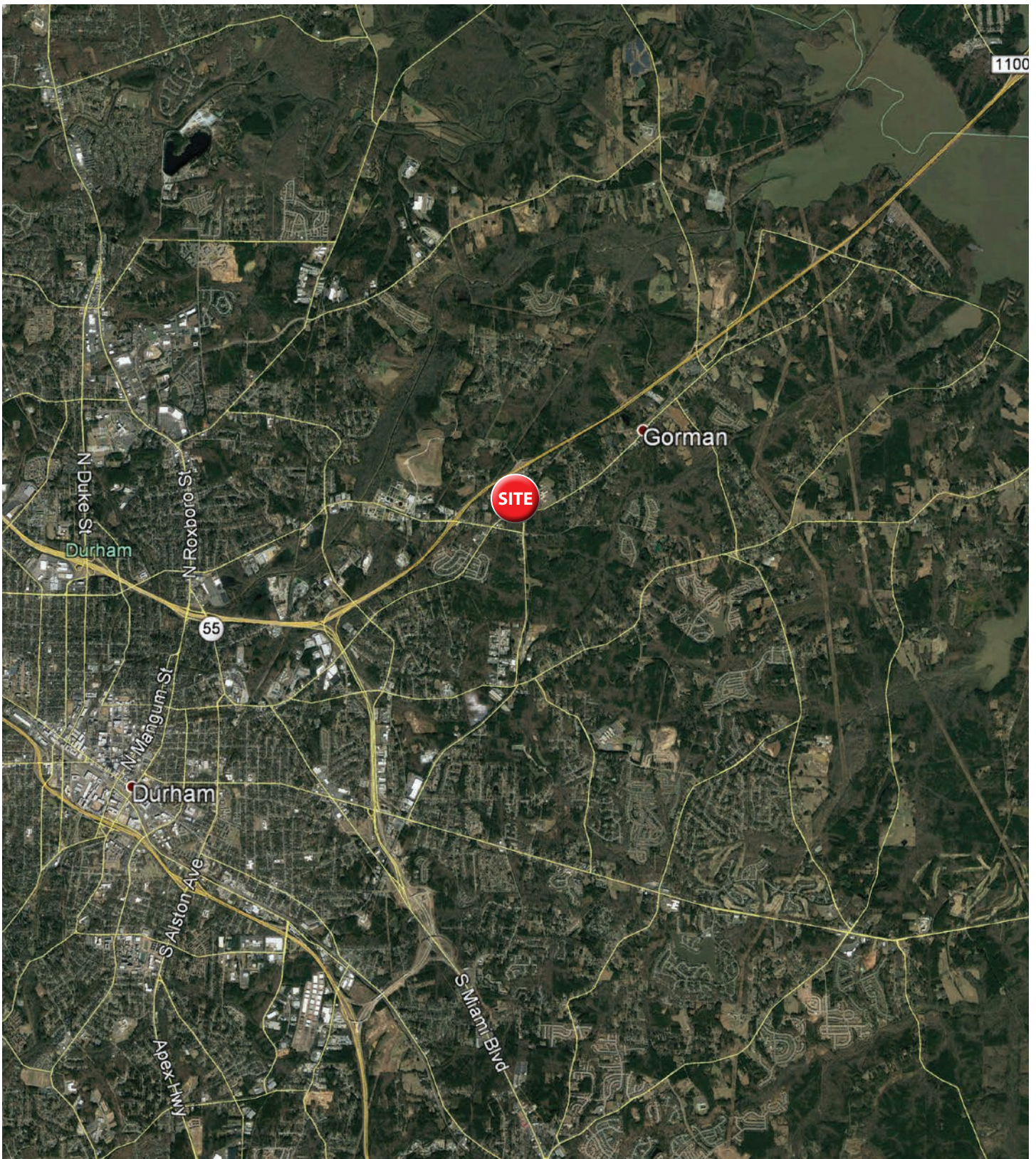
1525 GLENN SCHOOL ROAD
DURHAM, NC 27704



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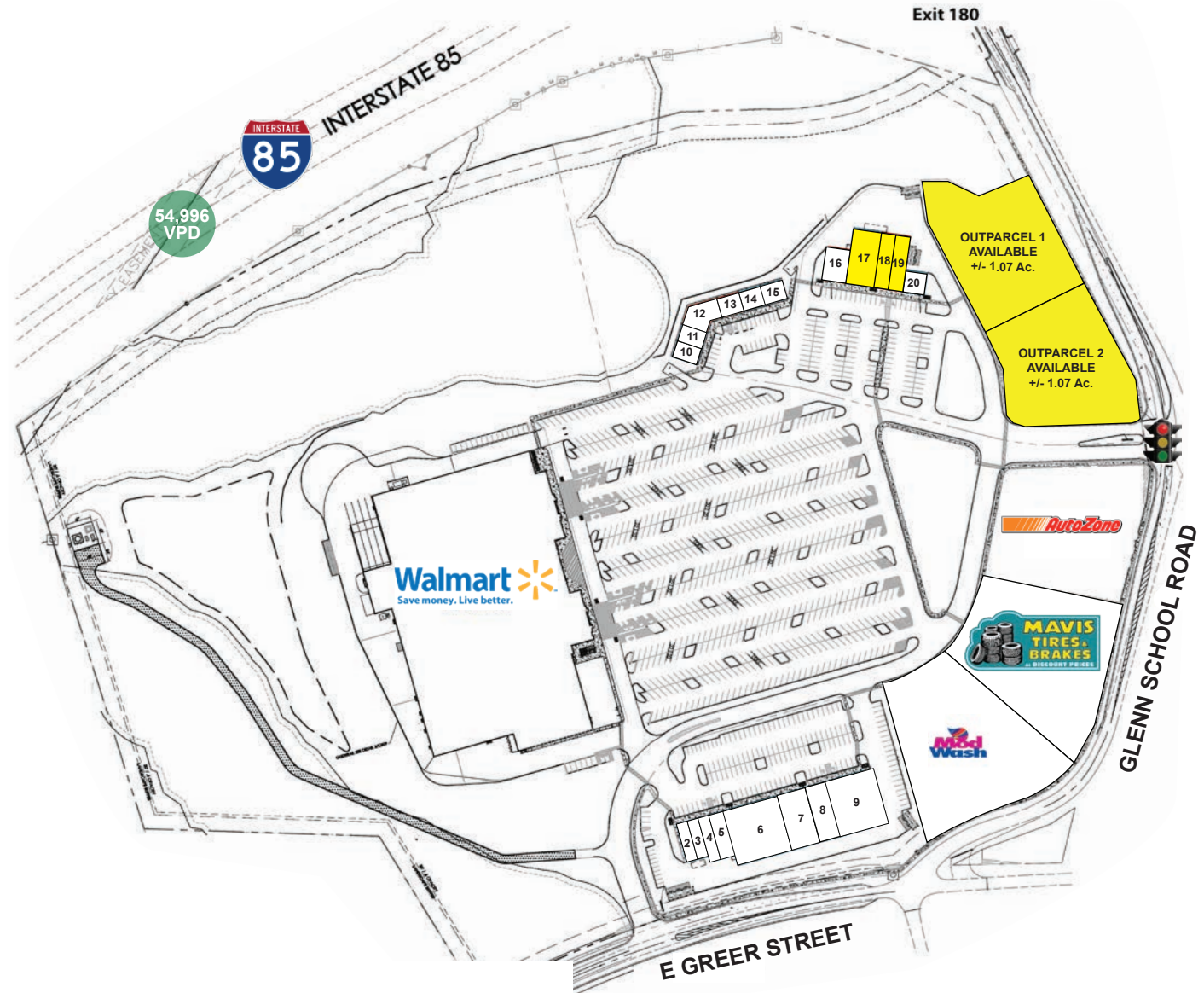
LOCATION





INLINE RETAIL & OUTPARCELS AVAILABLE

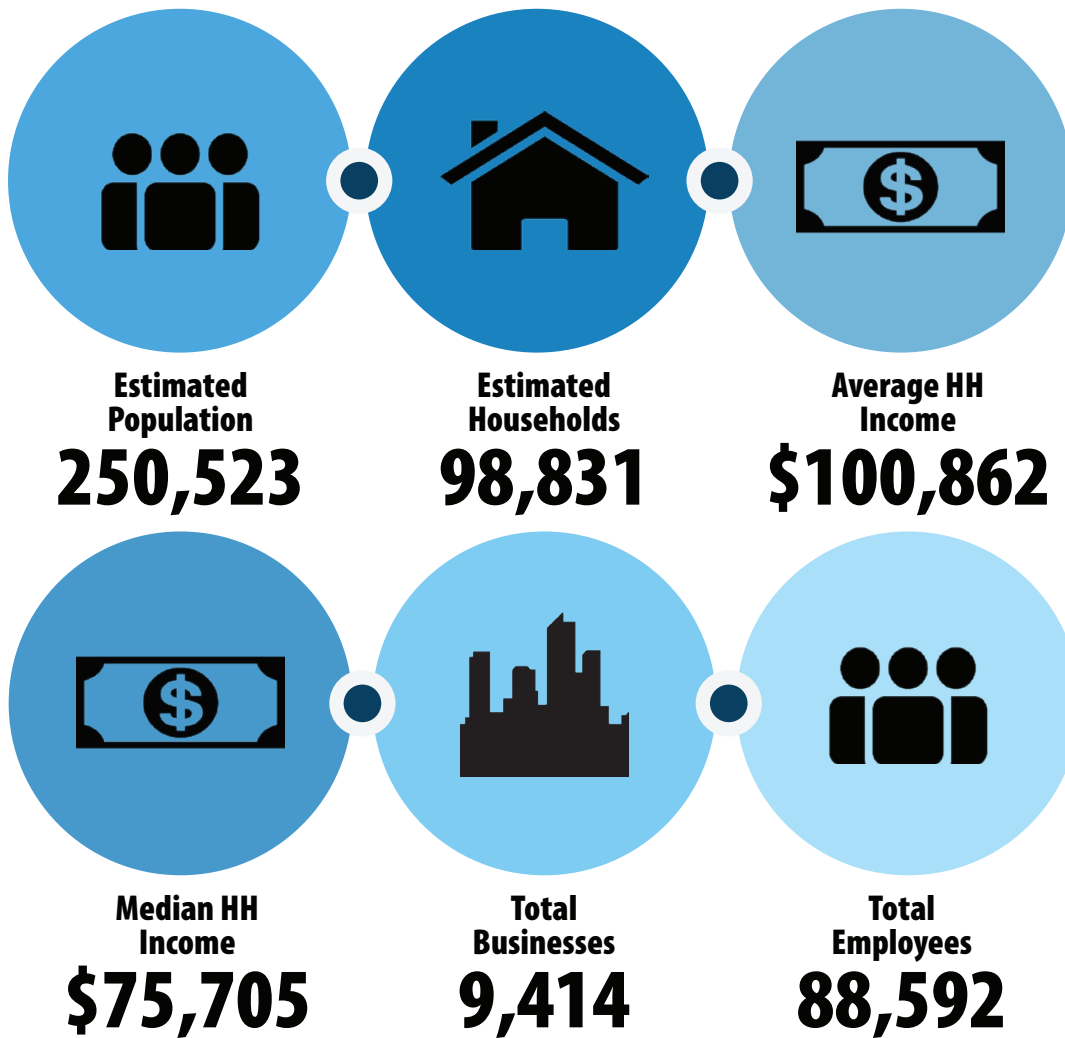
Space	Tenant
2	Cricket Wireless
3	Nail Salon
4	Tobacco Store
5	Taqueria Jalisco
6	Dollar Tree
7	Anytime Fitness
8	Durham County ABC
9	NC Beauty Outlet
10	Cellfixx
11	AT&T
12	Internet Cafe
13	Hempie's
14	Deals Direct
15	T-Mobile
16	Jan-Care Ambulance
17	AVAILABLE 5,000, SF (Former Restaurant Space)
18 & 19	AVAILABLE 5,000 SF
20	Verizon
Outparcels	Tenant
1	AVAILABLE 1.07 Acres
2	AVAILABLE 1.07 Acres
3	AutoZone
4	Mavis Tire



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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.
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TRADE AREA SNAPSHOT



TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.0506/-78.8484

Trade Area	Trade Area
Population	
2026 Estimated Population	185,237
2031 Projected Population	187,106
2020 Census Population	178,481
2010 Census Population	159,143
Projected Annual Growth 2026 to 2031	0.2%
Historical Annual Growth 2010 to 2026	1.0%
Households	
2026 Estimated Households	73,561
2031 Projected Households	73,636
2020 Census Households	67,897
2010 Census Households	58,715
Projected Annual Growth 2026 to 2031	-
Historical Annual Growth 2010 to 2026	1.6%
Age	
2026 Est. Population Under 10 Years	10.8%
2026 Est. Population 10 to 19 Years	13.4%
2026 Est. Population 20 to 29 Years	17.0%
2026 Est. Population 30 to 44 Years	23.9%
2026 Est. Population 45 to 59 Years	16.8%
2026 Est. Population 60 to 74 Years	13.0%
2026 Est. Population 75 Years or Over	5.1%
2026 Est. Median Age	35.0
Marital Status & Gender	
2026 Est. Male Population	52.2%
2026 Est. Female Population	47.8%
2026 Est. Never Married	45.4%
2026 Est. Now Married	34.6%
2026 Est. Separated or Divorced	16.0%
2026 Est. Widowed	4.0%
Income	
2026 Est. HH Income \$200,000 or More	11.9%
2026 Est. HH Income \$150,000 to \$199,999	7.6%
2026 Est. HH Income \$100,000 to \$149,999	17.9%
2026 Est. HH Income \$75,000 to \$99,999	11.7%
2026 Est. HH Income \$50,000 to \$74,999	17.7%
2026 Est. HH Income \$35,000 to \$49,999	10.4%
2026 Est. HH Income \$25,000 to \$34,999	7.3%
2026 Est. HH Income \$15,000 to \$24,999	6.6%
2026 Est. HH Income Under \$15,000	8.9%
2026 Est. Average Household Income	\$109,578
2026 Est. Median Household Income	\$81,687
2026 Est. Per Capita Income	\$44,023
2026 Est. Total Businesses	7,577
2026 Est. Total Employees	82,620

TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.0506/-78.8484

Trade Area	Trade Area
Race	
2026 Est. White	39.1%
2026 Est. Black	38.8%
2026 Est. Asian or Pacific Islander	4.6%
2026 Est. American Indian or Alaska Native	0.8%
2026 Est. Other Races	16.7%
Hispanic	
2026 Est. Hispanic Population	33,074
2026 Est. Hispanic Population	17.9%
2031 Proj. Hispanic Population	18.2%
2020 Hispanic Population	20.1%
Education (Adults 25 & Older)	
2026 Est. Adult Population (25 Years or Over)	124,547
2026 Est. Elementary (Grade Level 0 to 8)	6.0%
2026 Est. Some High School (Grade Level 9 to 11)	6.1%
2026 Est. High School Graduate	20.2%
2026 Est. Some College	14.4%
2026 Est. Associate Degree Only	6.6%
2026 Est. Bachelor Degree Only	24.2%
2026 Est. Graduate Degree	22.4%
Housing	
2026 Est. Total Housing Units	83,734
2026 Est. Owner-Occupied	39.4%
2026 Est. Renter-Occupied	48.5%
2026 Est. Vacant Housing	12.1%
Homes Built by Year	
2026 Homes Built 2010 or later	17.4%
2026 Homes Built 2000 to 2009	13.4%
2026 Homes Built 1990 to 1999	11.1%
2026 Homes Built 1980 to 1989	12.4%
2026 Homes Built 1970 to 1979	8.1%
2026 Homes Built 1960 to 1969	7.3%
2026 Homes Built 1950 to 1959	6.7%
2026 Homes Built Before 1949	11.5%
Home Values	
2026 Home Value \$1,000,000 or More	4.5%
2026 Home Value \$500,000 to \$999,999	23.9%
2026 Home Value \$400,000 to \$499,999	17.7%
2026 Home Value \$300,000 to \$399,999	24.4%
2026 Home Value \$200,000 to \$299,999	16.3%
2026 Home Value \$150,000 to \$199,999	5.2%
2026 Home Value \$100,000 to \$149,999	2.6%
2026 Home Value \$50,000 to \$99,999	1.4%
2026 Home Value \$25,000 to \$49,999	1.3%
2026 Home Value Under \$25,000	2.7%
2026 Median Home Value	\$417,811

TRADE AREA DEMOGRAPHICS

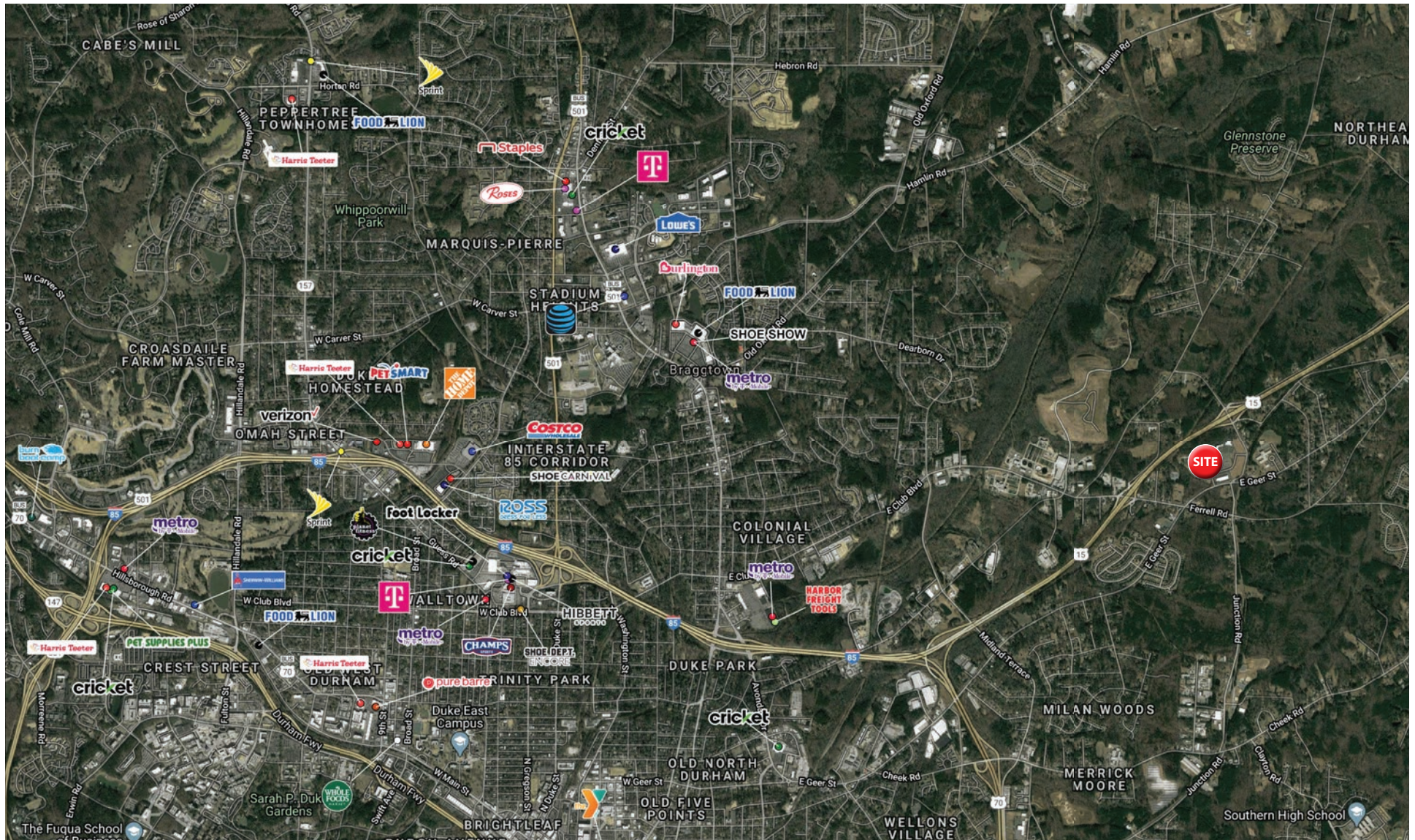
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Trade Area	Trade Area
Labor Force	
2026 Est. Labor Population Age 16 Years or Over	153,330
2026 Est. Civilian Employed	60.3%
2026 Est. Civilian Unemployed	2.4%
2026 Est. in Armed Forces	0.1%
2026 Est. not in Labor Force	37.2%
2026 Labor Force Males	52.4%
2026 Labor Force Females	47.6%
Occupation	
2026 Occupation: Population Age 16 Years or Over	92,436
2026 Mgmt, Business, & Financial Operations	17.2%
2026 Professional, Related	36.5%
2026 Service	16.0%
2026 Sales, Office	13.6%
2026 Farming, Fishing, Forestry	0.2%
2026 Construction, Extraction, Maintenance	7.4%
2026 Production, Transport, Material Moving	9.0%
2026 White Collar Workers	67.3%
2026 Blue Collar Workers	32.7%
Transportation to Work	
2026 Drive to Work Alone	64.2%
2026 Drive to Work in Carpool	10.8%
2026 Travel to Work by Public Transportation	4.0%
2026 Drive to Work on Motorcycle	0.1%
2026 Walk or Bicycle to Work	3.7%
2026 Other Means	0.8%
2026 Work at Home	16.4%
Travel Time	
2026 Travel to Work in 14 Minutes or Less	27.1%
2026 Travel to Work in 15 to 29 Minutes	46.0%
2026 Travel to Work in 30 to 59 Minutes	22.7%
2026 Travel to Work in 60 Minutes or More	4.1%
2026 Average Travel Time to Work	19.9
Consumer Expenditure	
2026 Est. Total Household Expenditure	\$6.63 B
2026 Est. Apparel	\$145.9 M
2026 Est. Contributions, Tax and Retirement	\$1.75 B
2026 Est. Education	\$112.2 M
2026 Est. Entertainment	\$329.78 M
2026 Est. Food, Beverages, Tobacco	\$864.03 M
2026 Est. Health Care	\$445.23 M
2026 Est. Household Furnishings and Equipment	\$172.58 M
2026 Est. Household Operations, Shelter, Utilities	\$1.7 B
2026 Est. Miscellaneous Expenses	\$100.77 M
2026 Est. Personal Care	\$75 M
2026 Est. Transportation	\$936.39 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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