

## GLENN VIEW STATION

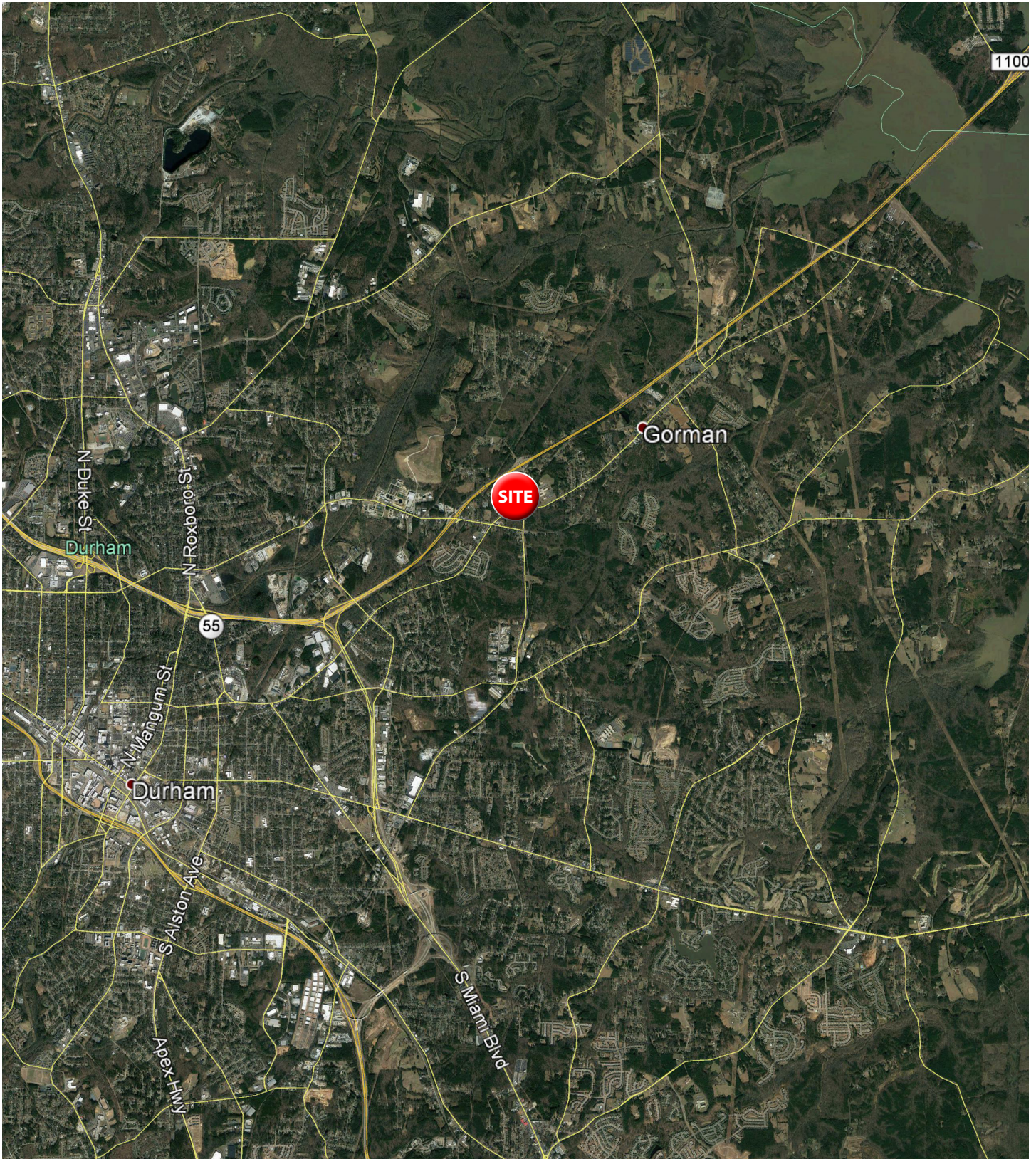
1525 GLENN SCHOOL ROAD  
DURHAM, NC 27704



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# LOCATION

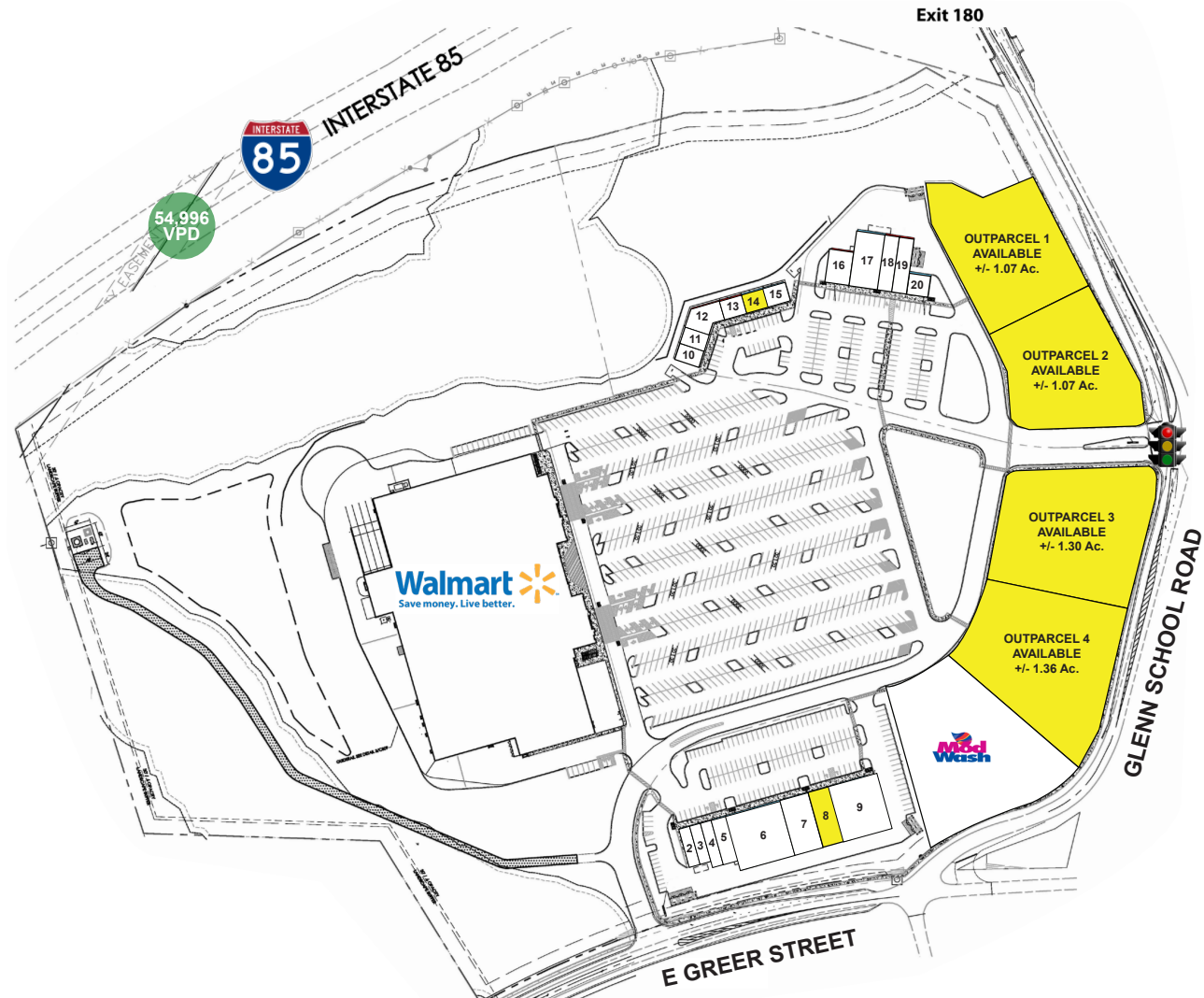




# INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
2	Cricket Wireless
3	Nail Salon
4	Tobacco Store
5	Taqueria Jalisco
6	Dollar Tree
7	Anytime Fitness
8	AVAILABLE 3,800 SF
9	NC Beauty Outlet
10	Cellfixx
11	AT&T
12	Internet Cafe
13	Hempie's
14	AVAILABLE 1,600 SF
15	T-Mobile
16	Jan-Care Ambulance
17	Del Rancho
18 & 19	Magic Discounts
20	Verizon

Outparcels	Tenant
1	AVAILABLE 1.07 Acres
2	AVAILABLE 1.07 Acres
3	AVAILABLE 1.30 Acres
4	AVAILABLE 1.36 Acres
5	ModWash



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# TRADE AREA SNAPSHOT



**Estimated  
Population**

**205,879**



**Estimated  
Households**

**78,170**



**Average HH  
Income**

**\$100,796**



**Median HH  
Income**

**\$76,171**



**Total  
Businesses**

**8,044**



**Total  
Employees**

**77,695**



# TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.0724/-78.8199

Trade Area	Trade Area
<b>Population</b>	
2023 Estimated Population	205,879
2028 Projected Population	216,927
2020 Census Population	202,507
2010 Census Population	178,275
Projected Annual Growth 2023 to 2028	1.1%
Historical Annual Growth 2010 to 2023	1.2%
<b>Households</b>	
2023 Estimated Households	78,170
2028 Projected Households	83,003
2020 Census Households	75,862
2010 Census Households	65,307
Projected Annual Growth 2023 to 2028	1.2%
Historical Annual Growth 2010 to 2023	1.5%
<b>Age</b>	
2023 Est. Population Under 10 Years	11.1%
2023 Est. Population 10 to 19 Years	14.3%
2023 Est. Population 20 to 29 Years	14.3%
2023 Est. Population 30 to 44 Years	21.7%
2023 Est. Population 45 to 59 Years	18.2%
2023 Est. Population 60 to 74 Years	14.8%
2023 Est. Population 75 Years or Over	5.4%
2023 Est. Median Age	36.7
<b>Marital Status &amp; Gender</b>	
2023 Est. Male Population	49.0%
2023 Est. Female Population	51.0%
2023 Est. Never Married	44.1%
2023 Est. Now Married	36.9%
2023 Est. Separated or Divorced	14.3%
2023 Est. Widowed	4.7%
<b>Income</b>	
2023 Est. HH Income \$200,000 or More	9.8%
2023 Est. HH Income \$150,000 to \$199,999	7.8%
2023 Est. HH Income \$100,000 to \$149,999	16.0%
2023 Est. HH Income \$75,000 to \$99,999	12.0%
2023 Est. HH Income \$50,000 to \$74,999	16.4%
2023 Est. HH Income \$35,000 to \$49,999	11.1%
2023 Est. HH Income \$25,000 to \$34,999	9.0%
2023 Est. HH Income \$15,000 to \$24,999	7.4%
2023 Est. HH Income Under \$15,000	10.5%
2023 Est. Average Household Income	\$100,796
2023 Est. Median Household Income	\$76,171
2023 Est. Per Capita Income	\$39,158
2023 Est. Total Businesses	8,044
2023 Est. Total Employees	77,695

# TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.0724/-78.8199

Trade Area	Trade Area
<b>Race</b>	
2023 Est. White	39.7%
2023 Est. Black	37.7%
2023 Est. Asian or Pacific Islander	7.2%
2023 Est. American Indian or Alaska Native	0.6%
2023 Est. Other Races	14.7%
<b>Hispanic</b>	
2023 Est. Hispanic Population	32,268
2023 Est. Hispanic Population	15.7%
2028 Proj. Hispanic Population	15.6%
2020 Hispanic Population	21.0%
<b>Education (Adults 25 &amp; Older)</b>	
2023 Est. Adult Population (25 Years or Over)	138,319
2023 Est. Elementary (Grade Level 0 to 8)	6.5%
2023 Est. Some High School (Grade Level 9 to 11)	6.1%
2023 Est. High School Graduate	21.5%
2023 Est. Some College	15.3%
2023 Est. Associate Degree Only	7.1%
2023 Est. Bachelor Degree Only	23.6%
2023 Est. Graduate Degree	19.8%
<b>Housing</b>	
2023 Est. Total Housing Units	84,878
2023 Est. Owner-Occupied	51.1%
2023 Est. Renter-Occupied	41.0%
2023 Est. Vacant Housing	7.9%
<b>Homes Built by Year</b>	
2023 Homes Built 2010 or later	15.7%
2023 Homes Built 2000 to 2009	15.3%
2023 Homes Built 1990 to 1999	12.0%
2023 Homes Built 1980 to 1989	11.1%
2023 Homes Built 1970 to 1979	11.6%
2023 Homes Built 1960 to 1969	9.2%
2023 Homes Built 1950 to 1959	5.9%
2023 Homes Built Before 1949	11.3%
<b>Home Values</b>	
2023 Home Value \$1,000,000 or More	2.7%
2023 Home Value \$500,000 to \$999,999	13.1%
2023 Home Value \$400,000 to \$499,999	10.2%
2023 Home Value \$300,000 to \$399,999	19.9%
2023 Home Value \$200,000 to \$299,999	28.4%
2023 Home Value \$150,000 to \$199,999	12.3%
2023 Home Value \$100,000 to \$149,999	7.5%
2023 Home Value \$50,000 to \$99,999	2.3%
2023 Home Value \$25,000 to \$49,999	0.9%
2023 Home Value Under \$25,000	2.8%
2023 Median Home Value	\$305,401
2023 Median Rent	\$1,023

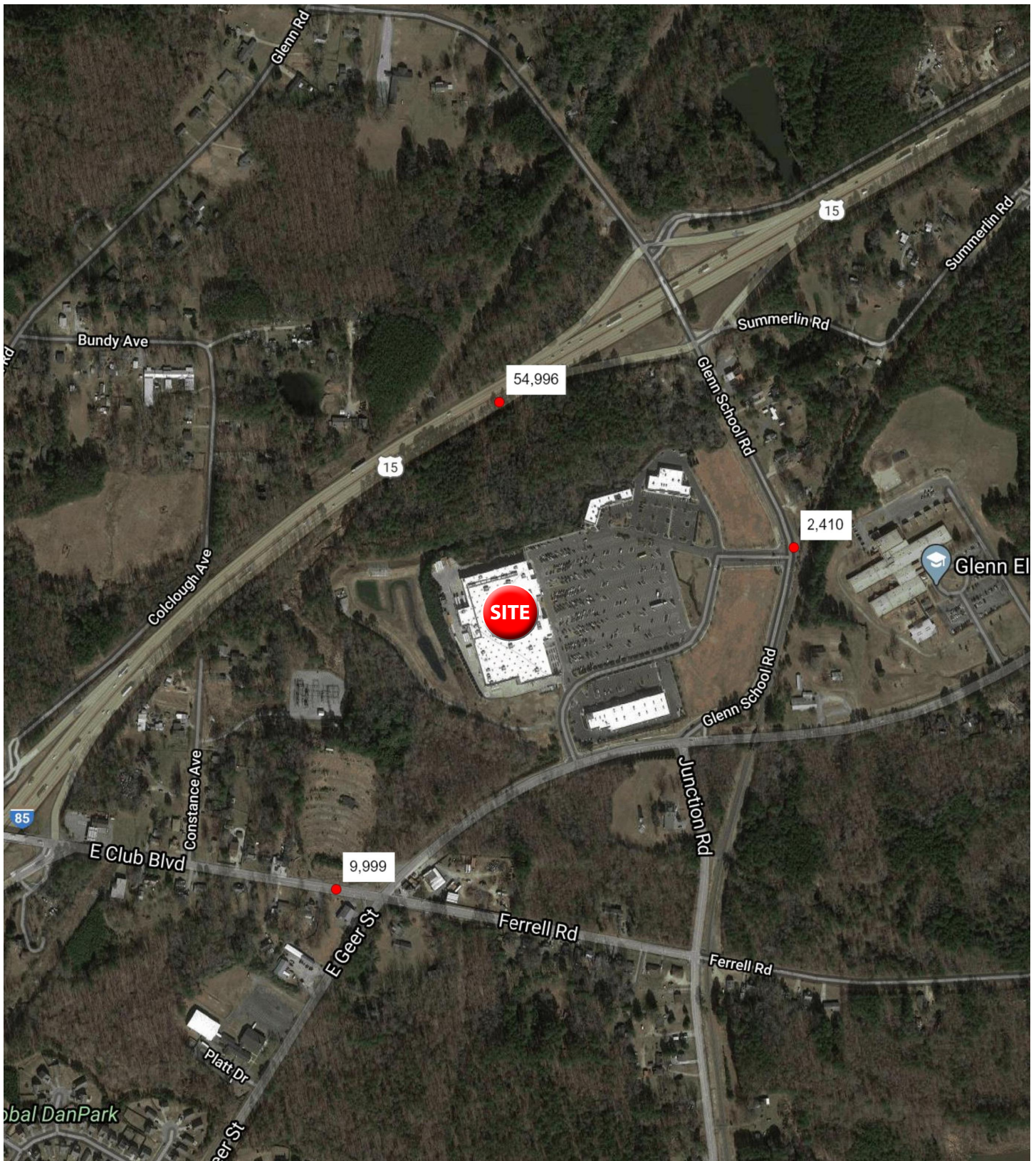


# TRADE AREA DEMOGRAPHICS

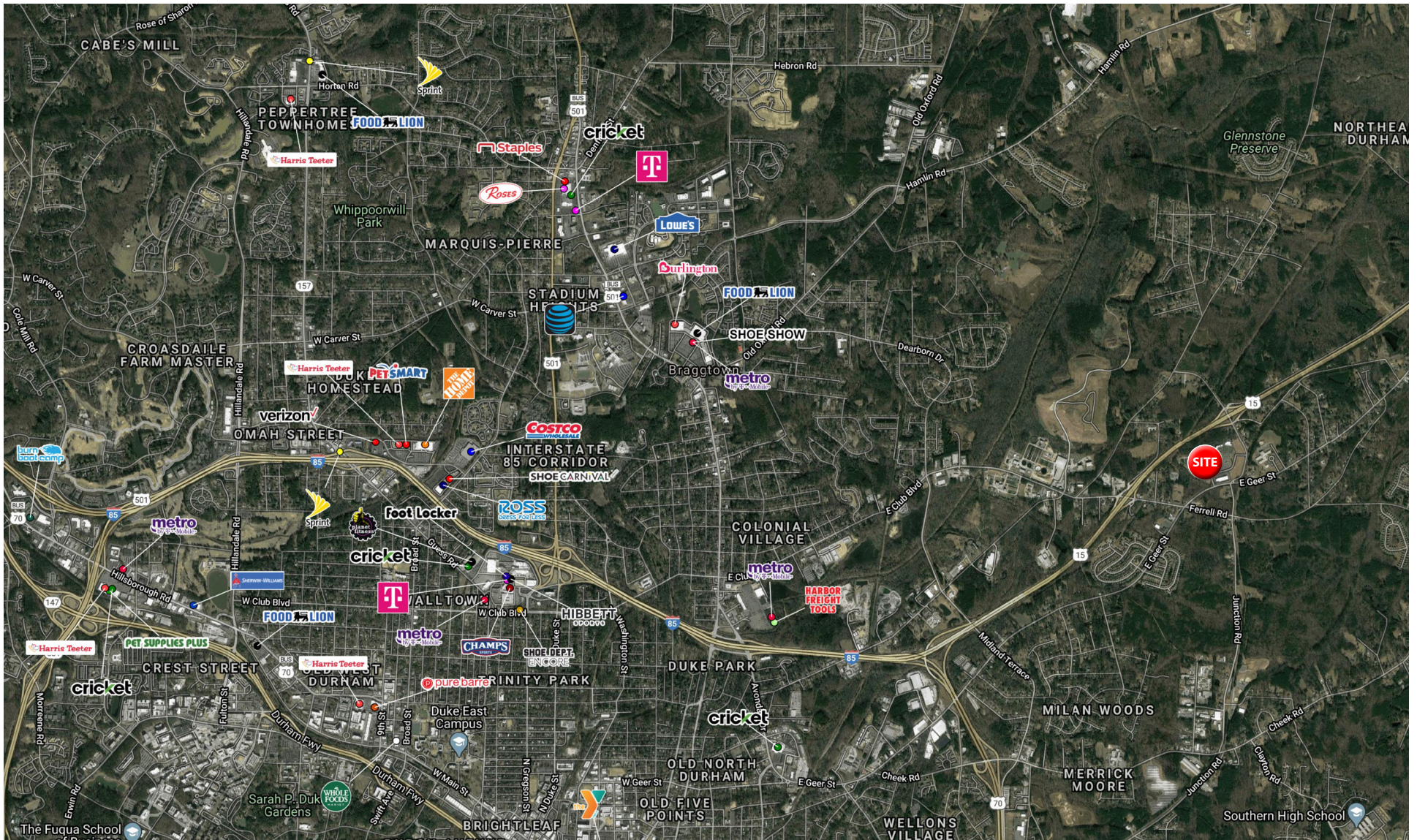
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Trade Area	Trade Area
<b>Labor Force</b>	
2023 Est. Labor Population Age 16 Years or Over	167,104
2023 Est. Civilian Employed	60.1%
2023 Est. Civilian Unemployed	2.0%
2023 Est. in Armed Forces	0.2%
2023 Est. not in Labor Force	37.7%
2023 Labor Force Males	48.1%
2023 Labor Force Females	51.9%
<b>Occupation</b>	
2023 Occupation: Population Age 16 Years or Over	100,496
2023 Mgmt, Business, & Financial Operations	17.9%
2023 Professional, Related	35.2%
2023 Service	13.8%
2023 Sales, Office	16.4%
2023 Farming, Fishing, Forestry	0.2%
2023 Construction, Extraction, Maintenance	7.2%
2023 Production, Transport, Material Moving	9.4%
2023 White Collar Workers	69.4%
2023 Blue Collar Workers	30.6%
<b>Transportation to Work</b>	
2023 Drive to Work Alone	56.3%
2023 Drive to Work in Carpool	6.9%
2023 Travel to Work by Public Transportation	1.3%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	2.8%
2023 Other Means	1.4%
2023 Work at Home	31.3%
<b>Travel Time</b>	
2023 Travel to Work in 14 Minutes or Less	27.6%
2023 Travel to Work in 15 to 29 Minutes	43.2%
2023 Travel to Work in 30 to 59 Minutes	23.8%
2023 Travel to Work in 60 Minutes or More	5.4%
2023 Average Travel Time to Work	20.2
<b>Consumer Expenditure</b>	
2023 Est. Total Household Expenditure	\$5.48 B
2023 Est. Apparel	\$194.5 M
2023 Est. Contributions, Gifts	\$321.44 M
2023 Est. Education, Reading	\$184.13 M
2023 Est. Entertainment	\$311.5 M
2023 Est. Food, Beverages, Tobacco	\$835.31 M
2023 Est. Furnishings, Equipment	\$193.14 M
2023 Est. Health Care, Insurance	\$495.71 M
2023 Est. Household Operations, Shelter, Utilities	\$1.77 B
2023 Est. Miscellaneous Expenses	\$103.88 M
2023 Est. Personal Care	\$73.49 M
2023 Est. Transportation	\$991.5 M

# TRAFFIC COUNTS



# COMMERCIAL AERIAL





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REAL ESTATE INVESTMENTS

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