

## GLENN VIEW STATION

1525 GLENN SCHOOL ROAD  
DURHAM, NC 27704

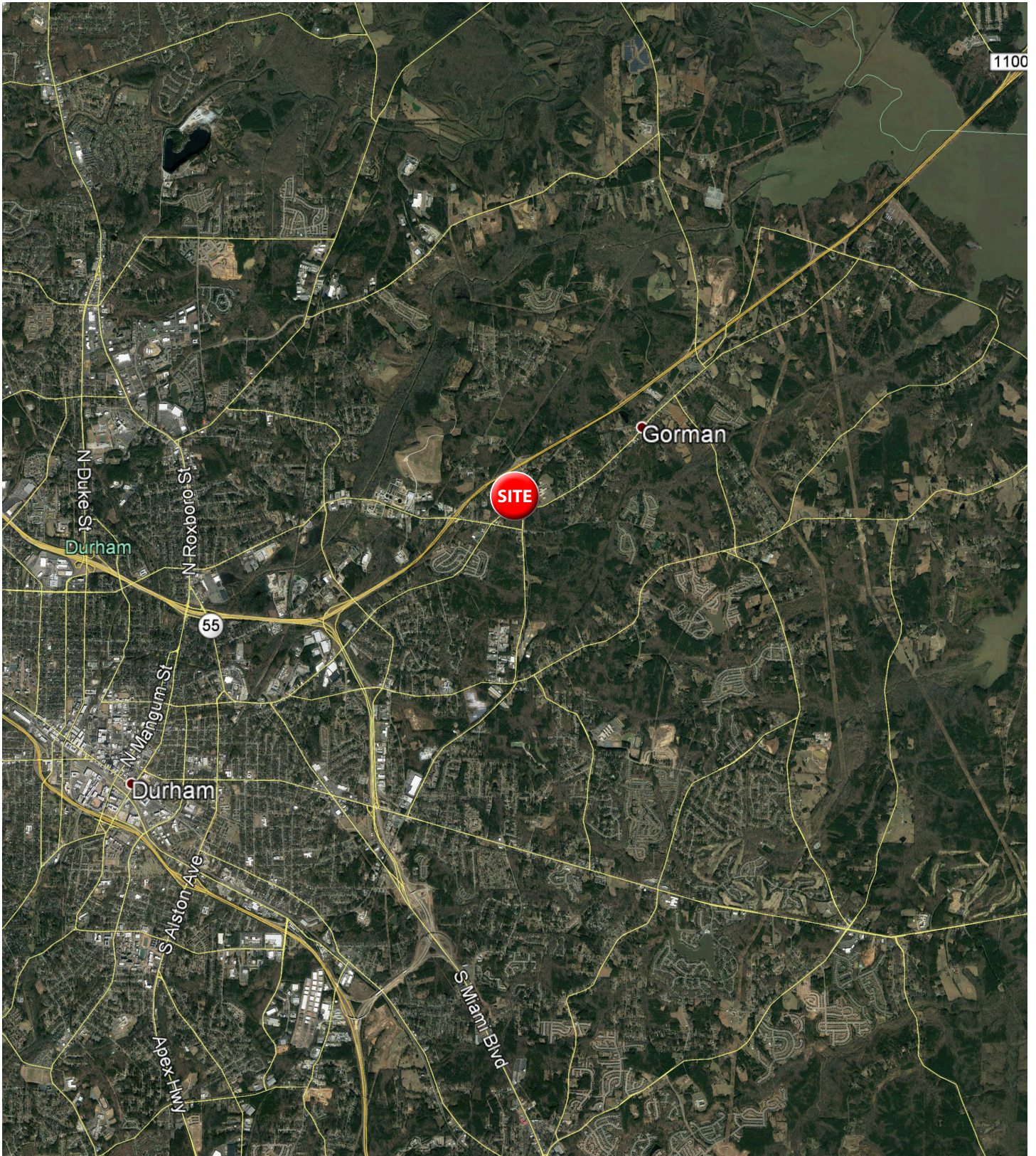


**Max Dufour**, Leasing  
843.654.7859  
[max.dufour@wrsrealty.com](mailto:max.dufour@wrsrealty.com)

**Mary Dufour**, Outparcels  
803.644.2831  
[mdufour@wrsrealty.com](mailto:mdufour@wrsrealty.com)



# LOCATION



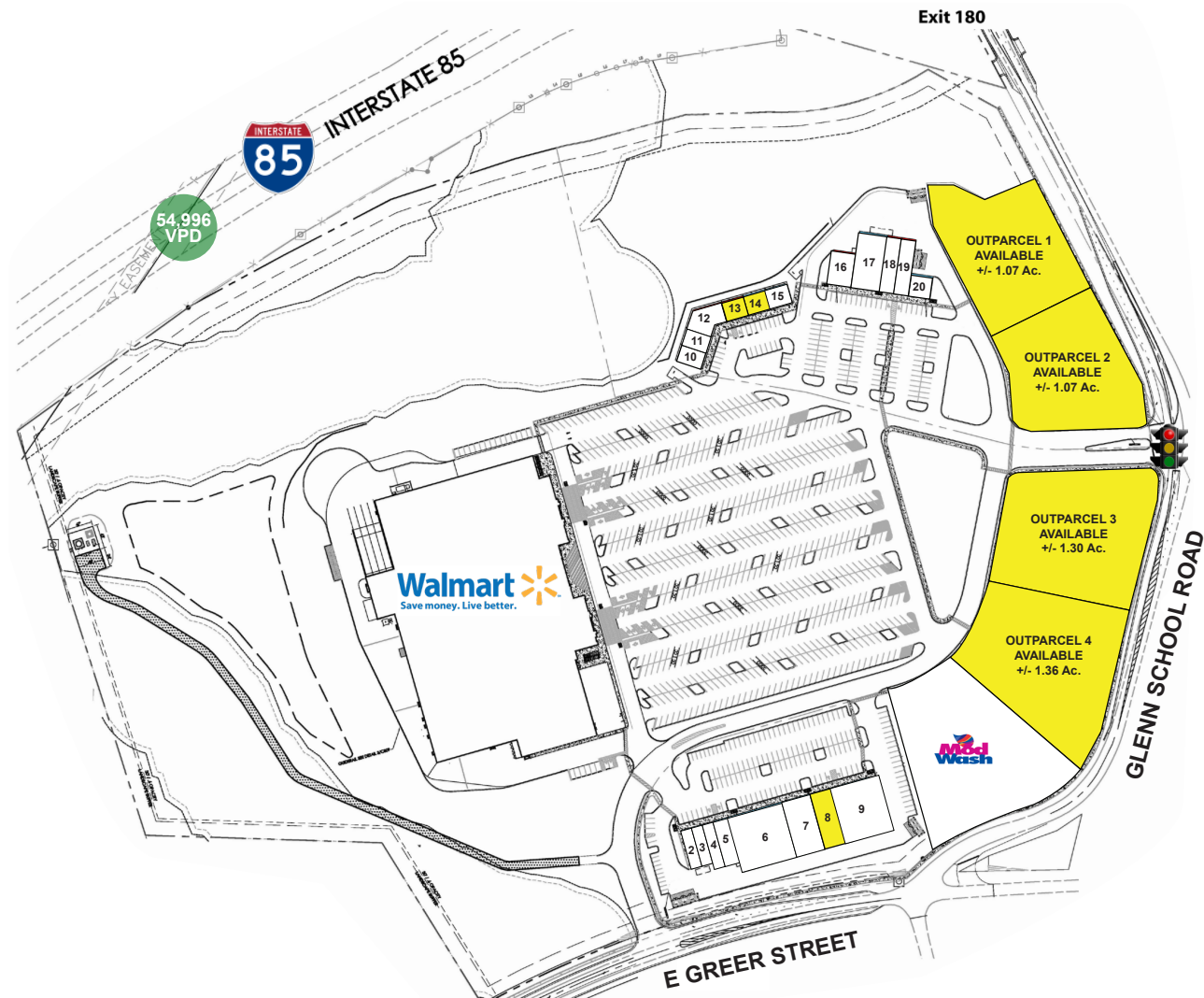






# INLINE RETAIL & OUTPARCELS AVAILABLE

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	AVAILABLE 1,600 SF
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



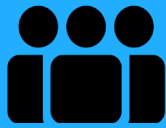
The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.  
The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions 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







# 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



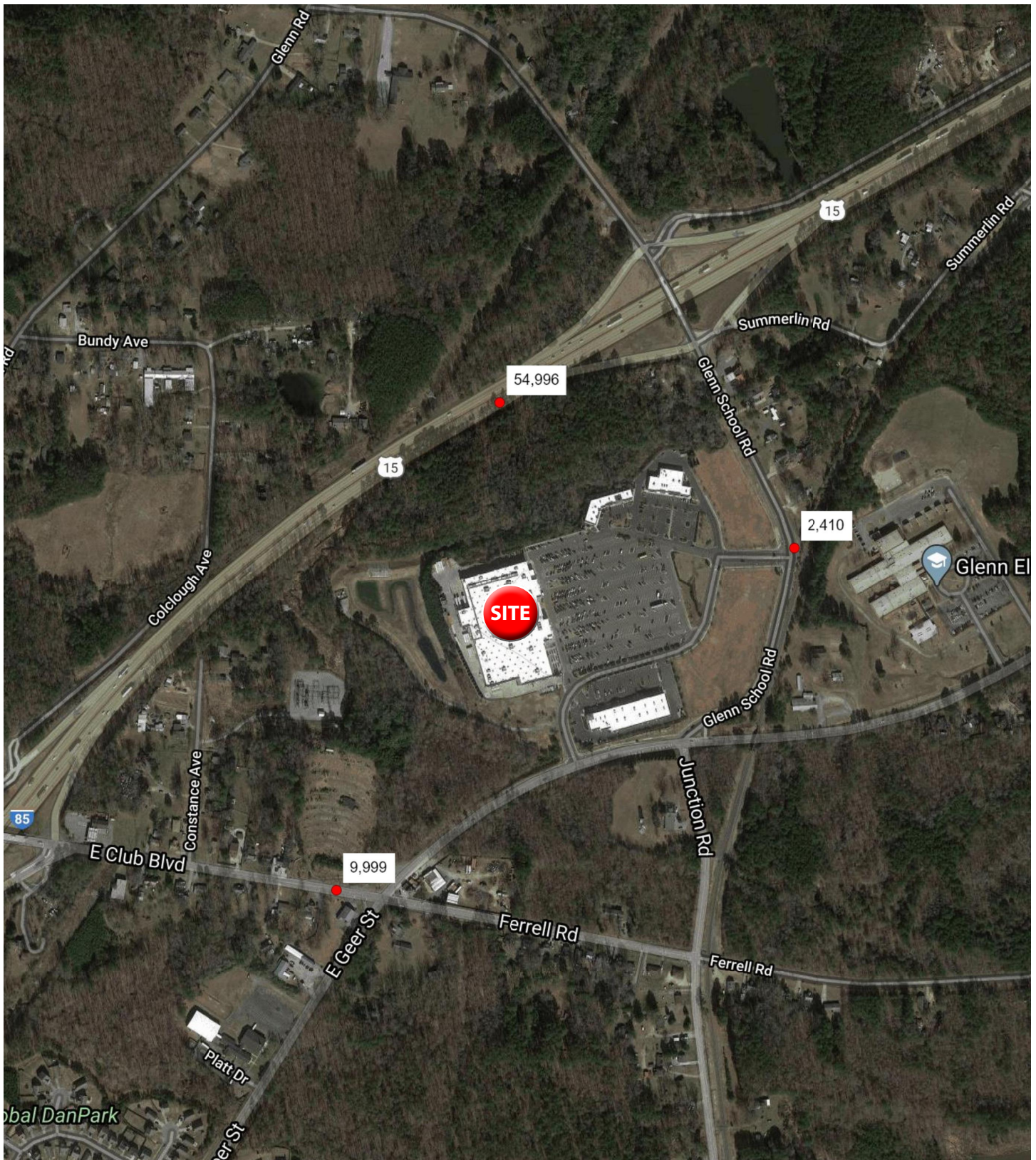
# TRADE AREA DEMOGRAPHICS

Lat/Lon: 36.0724/-78.8199

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

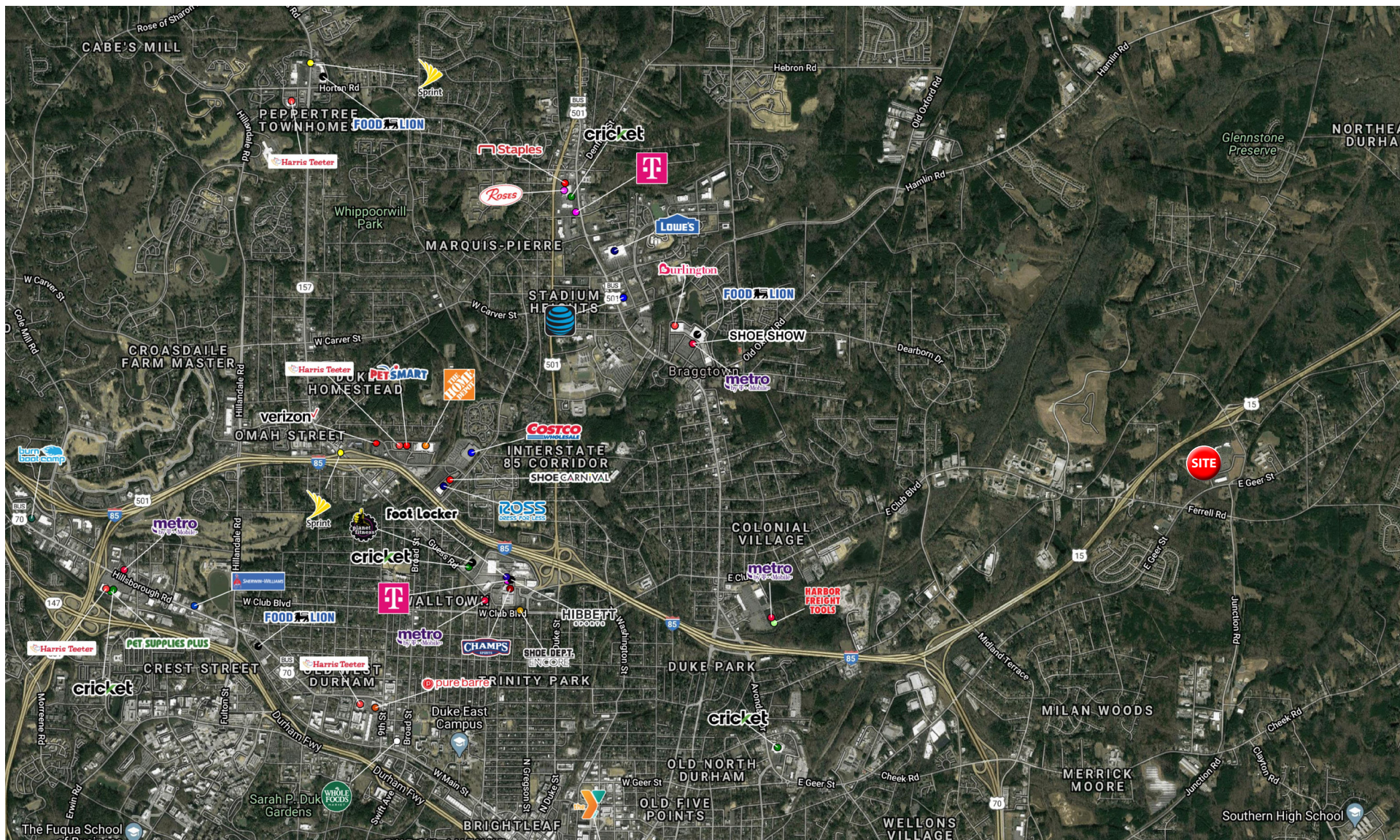


# TRAFFIC COUNTS





COMMERCIAL AERIAL







# WRS INC

REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200  
Mount Pleasant, SC 29464  
843.654.7888 Office  
843.654.7889 Fax  
[www.wrsrealstate.com](http://www.wrsrealstate.com)