

GLENN VIEW STATION

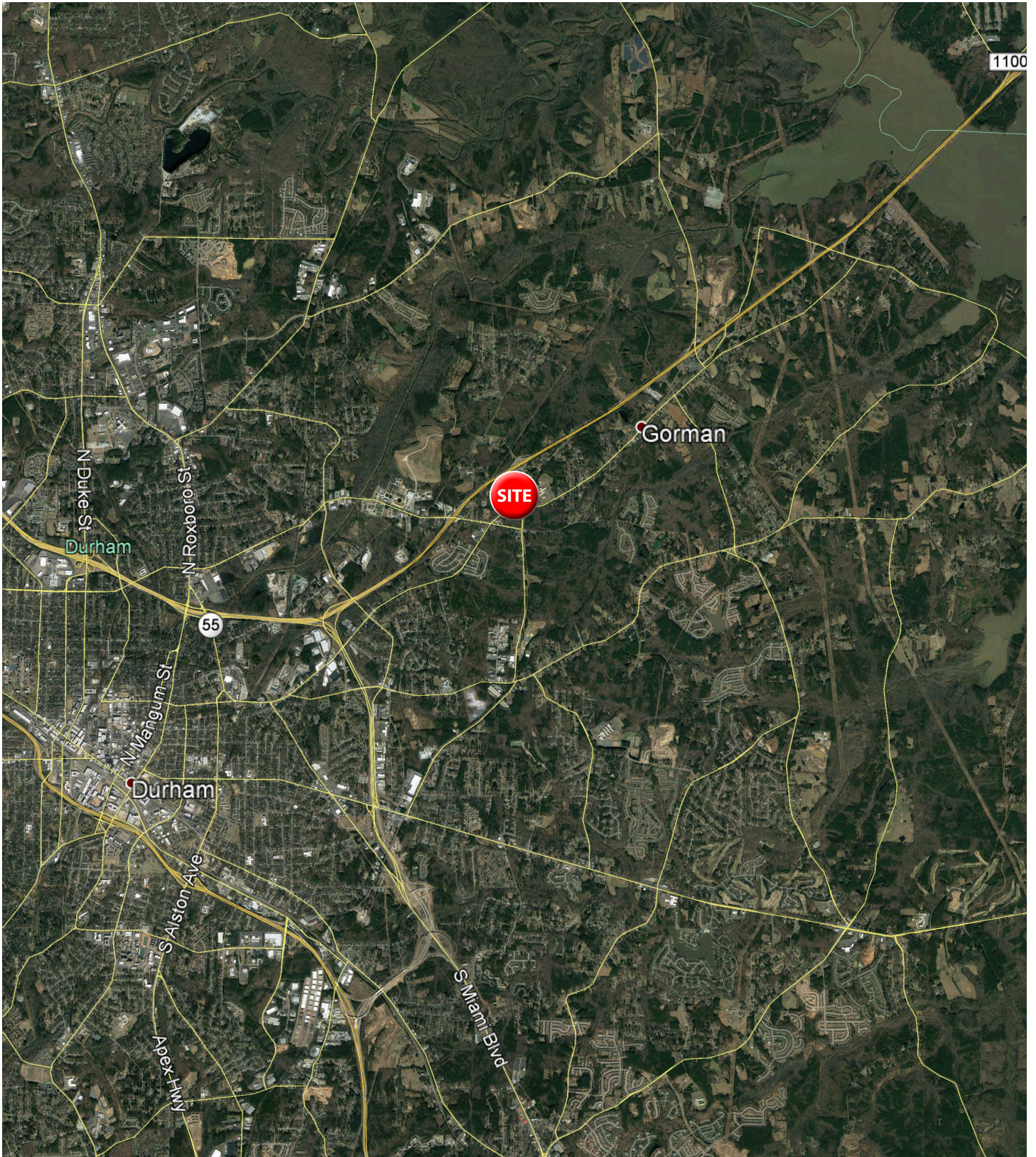
1525 GLENN SCHOOL ROAD
DURHAM, NC 27704



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LOCATION



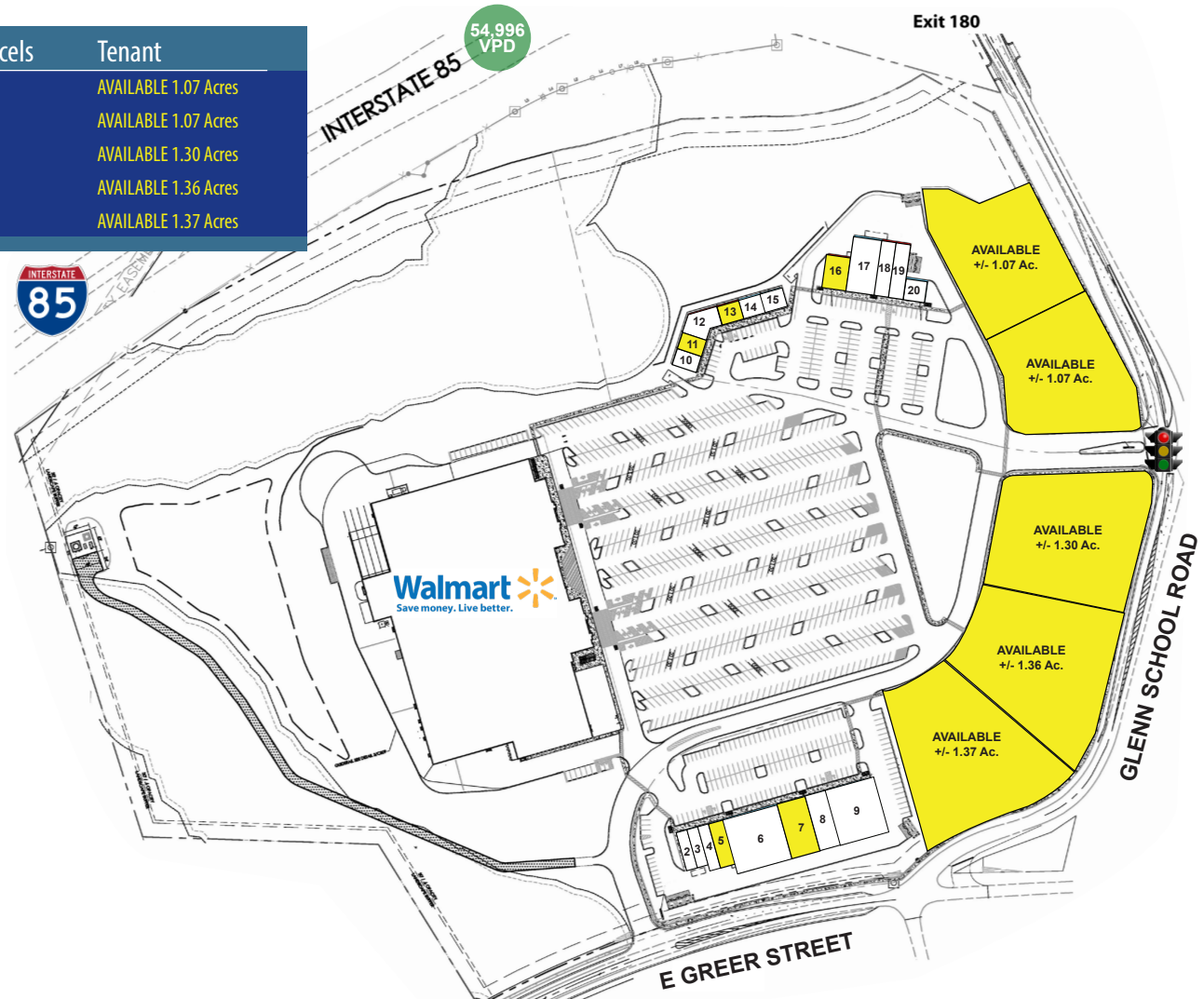
AERIAL



INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
2	Cricket Wireless
3	Nail Salon
4	Tobacco Store
5	* AVAILABLE 2,000 SF * FORMER RESTAURANT SPACE
6	Dollar Tree
7	AVAILABLE 5,000 SF
8	Shoe Show
9	NC Beauty Outlet
10	Cellfixx
11	AVAILABLE 1,500 SF
12	Internet Cafe
13	AVAILABLE 1,600 SF
14	Quicksilver Valet
15	T-Mobile
16	AVAILABLE 2,400 SF
17	Emely Restaurant
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	AVAILABLE 1.37 Acres



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PROPERTY PHOTOS



5 MILE DEMOGRAPHIC SNAPSHOT



**Estimated
Population**

123,928



**Estimated
Households**

48,619



**Average HH
Income**

\$69,982



**Median HH
Income**

\$56,322



**Total
Businesses**

5,119



**Total
Employees**

54,632



DEMOGRAPHIC REPORT

Lat/Lon: 36.0283/-78.8438

RF1

1525 Glenn School Rd

Durham, NC 27704

1 mi radius 3 mi radius 5 mi radius

POPULATION	2021 Estimated Population	1,769	38,347	123,928
	2026 Projected Population	1,857	39,890	130,575
	2010 Census Population	1,653	34,055	106,118
	2000 Census Population	1,078	28,118	94,989
	Projected Annual Growth 2021 to 2026	1.0%	0.8%	1.1%
	Historical Annual Growth 2000 to 2021	3.0%	1.7%	1.5%
HOUSEHOLDS	2021 Estimated Households	679	14,557	48,619
	2026 Projected Households	721	15,295	51,976
	2010 Census Households	604	12,303	39,685
	2000 Census Households	426	10,280	35,560
	Projected Annual Growth 2021 to 2026	1.2%	1.0%	1.4%
	Historical Annual Growth 2000 to 2021	2.8%	2.0%	1.7%
AGE	2021 Est. Population Under 10 Years	12.8%	13.8%	12.6%
	2021 Est. Population 10 to 19 Years	12.8%	13.5%	14.4%
	2021 Est. Population 20 to 29 Years	11.2%	12.1%	14.5%
	2021 Est. Population 30 to 44 Years	24.1%	23.4%	23.0%
	2021 Est. Population 45 to 59 Years	19.0%	18.7%	17.6%
	2021 Est. Population 60 to 74 Years	15.5%	13.9%	13.1%
	2021 Est. Population 75 Years or Over	4.6%	4.7%	4.8%
	2021 Est. Median Age	37.1	35.4	34.5
MARITAL STATUS & GENDER	2021 Est. Male Population	49.2%	47.6%	48.1%
	2021 Est. Female Population	50.8%	52.4%	51.9%
	2021 Est. Never Married	35.9%	44.4%	47.7%
	2021 Est. Now Married	33.6%	34.0%	31.7%
	2021 Est. Separated or Divorced	24.6%	16.3%	16.0%
	2021 Est. Widowed	5.9%	5.3%	4.6%
INCOME	2021 Est. HH Income \$200,000 or More	-	1.6%	4.4%
	2021 Est. HH Income \$150,000 to \$199,999	1.3%	2.7%	3.9%
	2021 Est. HH Income \$100,000 to \$149,999	13.8%	12.2%	12.5%
	2021 Est. HH Income \$75,000 to \$99,999	25.4%	14.7%	12.7%
	2021 Est. HH Income \$50,000 to \$74,999	20.3%	18.4%	18.9%
	2021 Est. HH Income \$35,000 to \$49,999	19.0%	15.1%	13.9%
	2021 Est. HH Income \$25,000 to \$34,999	3.9%	11.4%	11.0%
	2021 Est. HH Income \$15,000 to \$24,999	13.5%	10.6%	9.0%
	2021 Est. HH Income Under \$15,000	2.9%	13.2%	13.8%
	2021 Est. Average Household Income	\$69,593	\$63,701	\$69,982
	2021 Est. Median Household Income	\$61,872	\$52,608	\$56,322
	2021 Est. Per Capita Income	\$26,735	\$24,282	\$27,804
	2021 Est. Total Businesses	60	1,101	5,119
	2021 Est. Total Employees	699	8,731	54,632

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RF1

1525 Glenn School Rd

Durham, NC 27704

1 mi radius 3 mi radius 5 mi radius

RACE	2021 Est. White	35.0%	28.2%	33.8%
	2021 Est. Black	48.6%	56.2%	49.2%
	2021 Est. Asian or Pacific Islander	0.9%	1.2%	2.9%
	2021 Est. American Indian or Alaska Native	0.5%	0.5%	0.6%
	2021 Est. Other Races	15.0%	13.9%	13.5%
HISPANIC	2021 Est. Hispanic Population	305	6,957	21,470
	2021 Est. Hispanic Population	17.2%	18.1%	17.3%
	2026 Proj. Hispanic Population	17.1%	18.3%	17.5%
	2010 Hispanic Population	20.7%	20.1%	17.9%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	1,236	25,973	81,883
	2021 Est. Elementary (Grade Level 0 to 8)	21.6%	12.6%	8.6%
	2021 Est. Some High School (Grade Level 9 to 11)	5.3%	9.5%	9.4%
	2021 Est. High School Graduate	27.1%	28.6%	23.3%
	2021 Est. Some College	15.0%	17.1%	16.3%
	2021 Est. Associate Degree Only	6.7%	6.9%	6.4%
	2021 Est. Bachelor Degree Only	15.3%	15.6%	20.3%
	2021 Est. Graduate Degree	9.0%	9.7%	15.8%
HOUSING	2021 Est. Total Housing Units	711	15,472	52,551
	2021 Est. Owner-Occupied	75.7%	56.3%	44.8%
	2021 Est. Renter-Occupied	19.8%	37.7%	47.7%
	2021 Est. Vacant Housing	4.5%	5.9%	7.5%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	26.6%	12.7%	13.9%
	2021 Homes Built 2000 to 2009	18.0%	16.4%	12.0%
	2021 Homes Built 1990 to 1999	11.1%	13.1%	12.2%
	2021 Homes Built 1980 to 1989	5.9%	10.9%	10.5%
	2021 Homes Built 1970 to 1979	3.1%	10.9%	11.2%
	2021 Homes Built 1960 to 1969	13.1%	12.1%	11.5%
	2021 Homes Built 1950 to 1959	14.2%	8.1%	7.9%
	2021 Homes Built Before 1949	3.6%	9.9%	13.3%
HOME VALUES	2021 Home Value \$1,000,000 or More	0.3%	0.3%	0.4%
	2021 Home Value \$500,000 to \$999,999	3.1%	3.4%	5.8%
	2021 Home Value \$400,000 to \$499,999	2.3%	2.0%	3.7%
	2021 Home Value \$300,000 to \$399,999	3.9%	7.4%	12.0%
	2021 Home Value \$200,000 to \$299,999	16.6%	25.8%	27.7%
	2021 Home Value \$150,000 to \$199,999	35.7%	26.0%	22.4%
	2021 Home Value \$100,000 to \$149,999	25.1%	20.0%	15.4%
	2021 Home Value \$50,000 to \$99,999	7.8%	7.5%	6.2%
	2021 Home Value \$25,000 to \$49,999	3.7%	3.9%	2.5%
	2021 Home Value Under \$25,000	1.5%	3.6%	3.9%
	2021 Median Home Value	\$165,996	\$182,057	\$211,126
	2021 Median Rent	\$903	\$828	\$907

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DEMOGRAPHIC REPORT

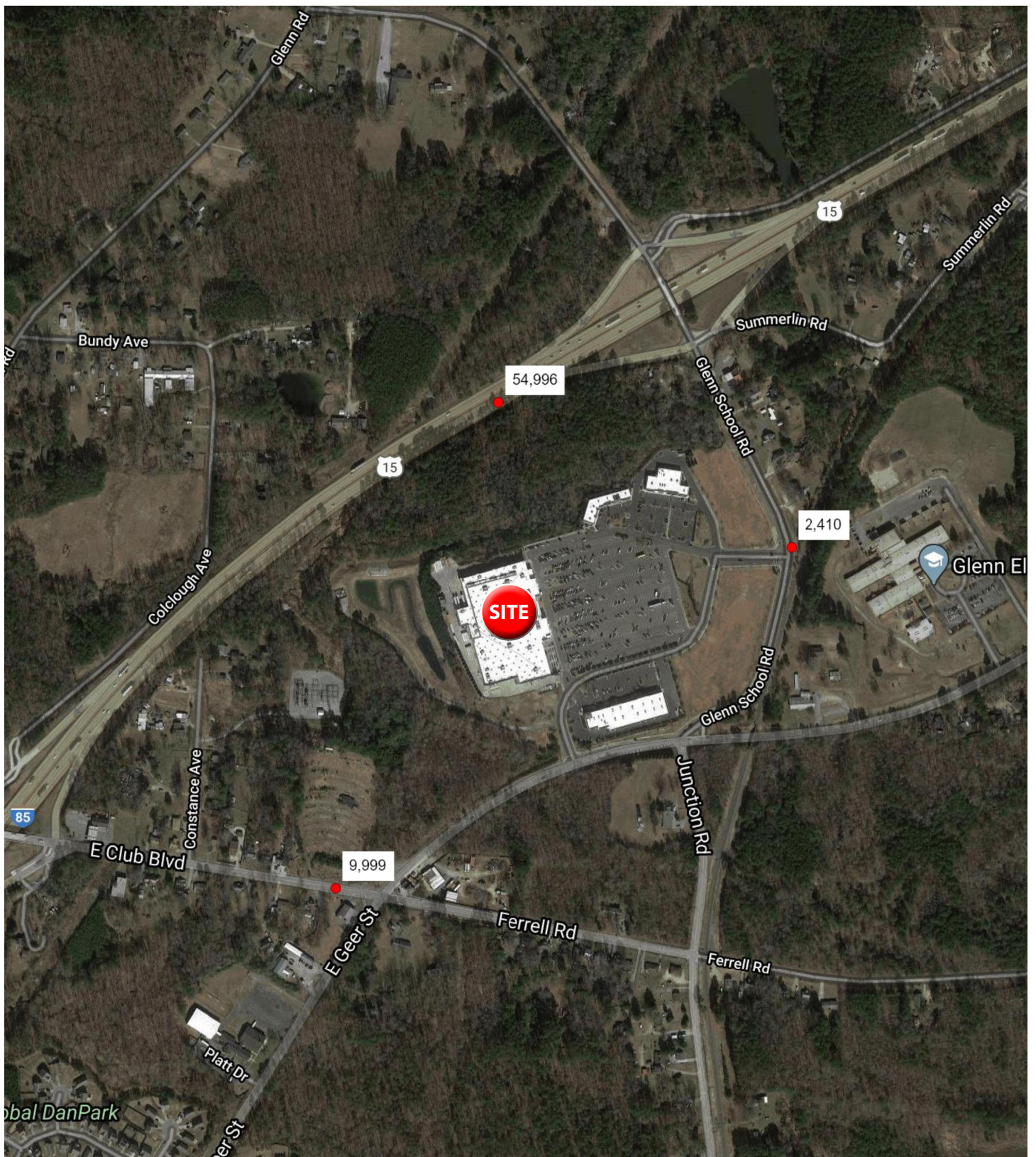
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RF1

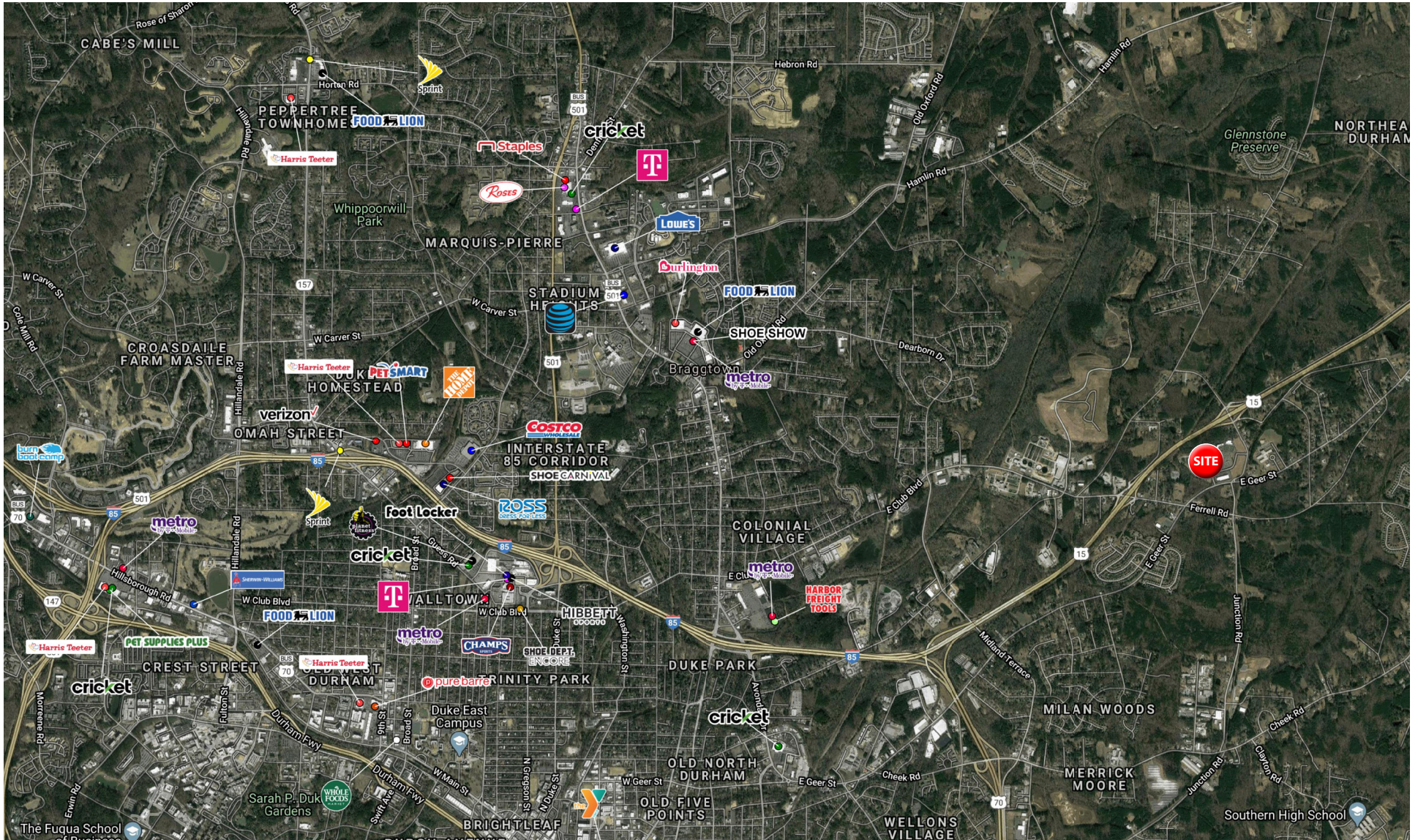
1525 Glenn School Rd		1 mi radius	3 mi radius	5 mi radius
Durham, NC 27704				
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	1,398	29,863	99,559
	2021 Est. Civilian Employed	62.9%	65.0%	61.4%
	2021 Est. Civilian Unemployed	3.8%	4.1%	3.8%
	2021 Est. in Armed Forces	-	-	0.1%
	2021 Est. not in Labor Force	33.3%	30.9%	34.7%
	2021 Labor Force Males	48.2%	46.4%	47.2%
	2021 Labor Force Females	51.8%	53.6%	52.8%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	880	19,401	61,098
	2021 Mgmt, Business, & Financial Operations	12.6%	16.2%	17.0%
	2021 Professional, Related	20.7%	22.9%	29.2%
	2021 Service	17.7%	19.2%	16.9%
	2021 Sales, Office	23.7%	18.3%	17.9%
	2021 Farming, Fishing, Forestry	-	-	-
	2021 Construction, Extraction, Maintenance	15.2%	11.9%	9.5%
	2021 Production, Transport, Material Moving	10.1%	11.5%	9.5%
	2021 White Collar Workers	57.0%	57.4%	64.1%
	2021 Blue Collar Workers	43.0%	42.6%	35.9%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	89.0%	79.1%	76.0%
	2021 Drive to Work in Carpool	4.5%	11.0%	9.6%
	2021 Travel to Work by Public Transportation	2.7%	4.5%	4.3%
	2021 Drive to Work on Motorcycle	-	-	0.2%
	2021 Walk or Bicycle to Work	0.2%	0.7%	3.3%
	2021 Other Means	0.2%	0.9%	1.3%
	2021 Work at Home	3.4%	3.7%	5.3%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	16.1%	19.4%	22.2%
	2021 Travel to Work in 15 to 29 Minutes	51.4%	44.8%	42.9%
	2021 Travel to Work in 30 to 59 Minutes	28.1%	30.9%	27.5%
	2021 Travel to Work in 60 Minutes or More	2.5%	3.4%	3.4%
	2021 Average Travel Time to Work	22.4	22.4	21.1
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$37.3 M	\$744.22 M	\$2.64 B
	2021 Est. Apparel	\$1.28 M	\$25.94 M	\$92.65 M
	2021 Est. Contributions, Gifts	\$1.97 M	\$39.8 M	\$145.73 M
	2021 Est. Education, Reading	\$1.01 M	\$21.67 M	\$81.26 M
	2021 Est. Entertainment	\$2.07 M	\$41.12 M	\$146.63 M
	2021 Est. Food, Beverages, Tobacco	\$5.84 M	\$116.44 M	\$409.87 M
	2021 Est. Furnishings, Equipment	\$1.29 M	\$25.59 M	\$91.13 M
	2021 Est. Health Care, Insurance	\$3.54 M	\$69.25 M	\$241.98 M
	2021 Est. Household Operations, Shelter, Utilities	\$12.16 M	\$244.05 M	\$865.05 M
	2021 Est. Miscellaneous Expenses	\$700.56 K	\$13.95 M	\$49.65 M
	2021 Est. Personal Care	\$499.78 K	\$9.98 M	\$35.37 M
	2021 Est. Transportation	\$6.95 M	\$136.42 M	\$479.89 M

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TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

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