

GLENN VIEW STATION

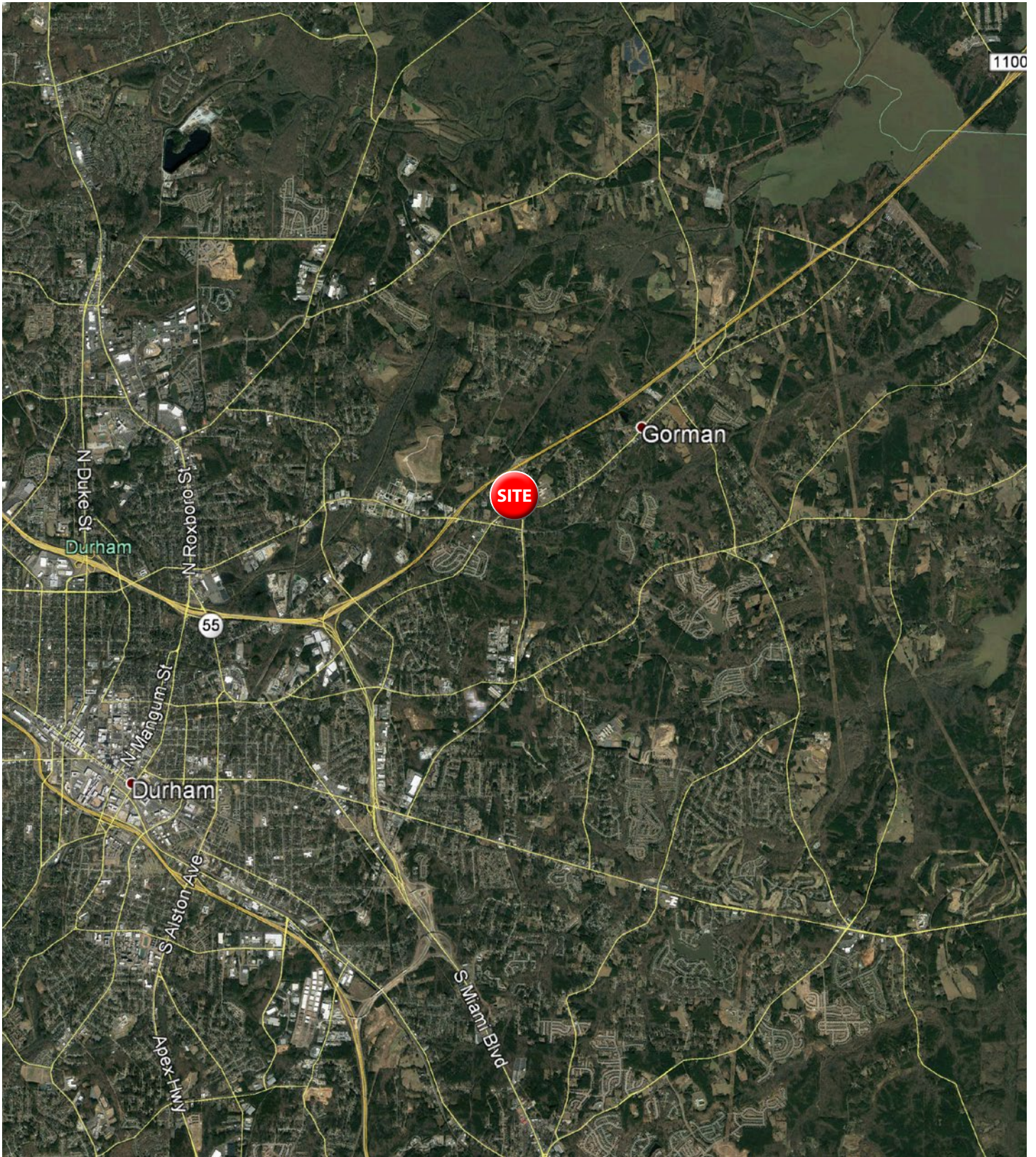
1525 GLENN SCHOOL ROAD
DURHAM, NC 27704



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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	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



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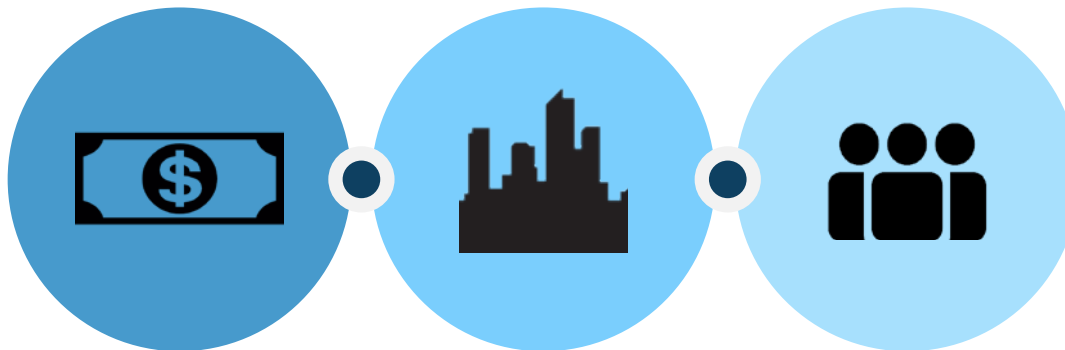
TRADE AREA SNAPSHOT



**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

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

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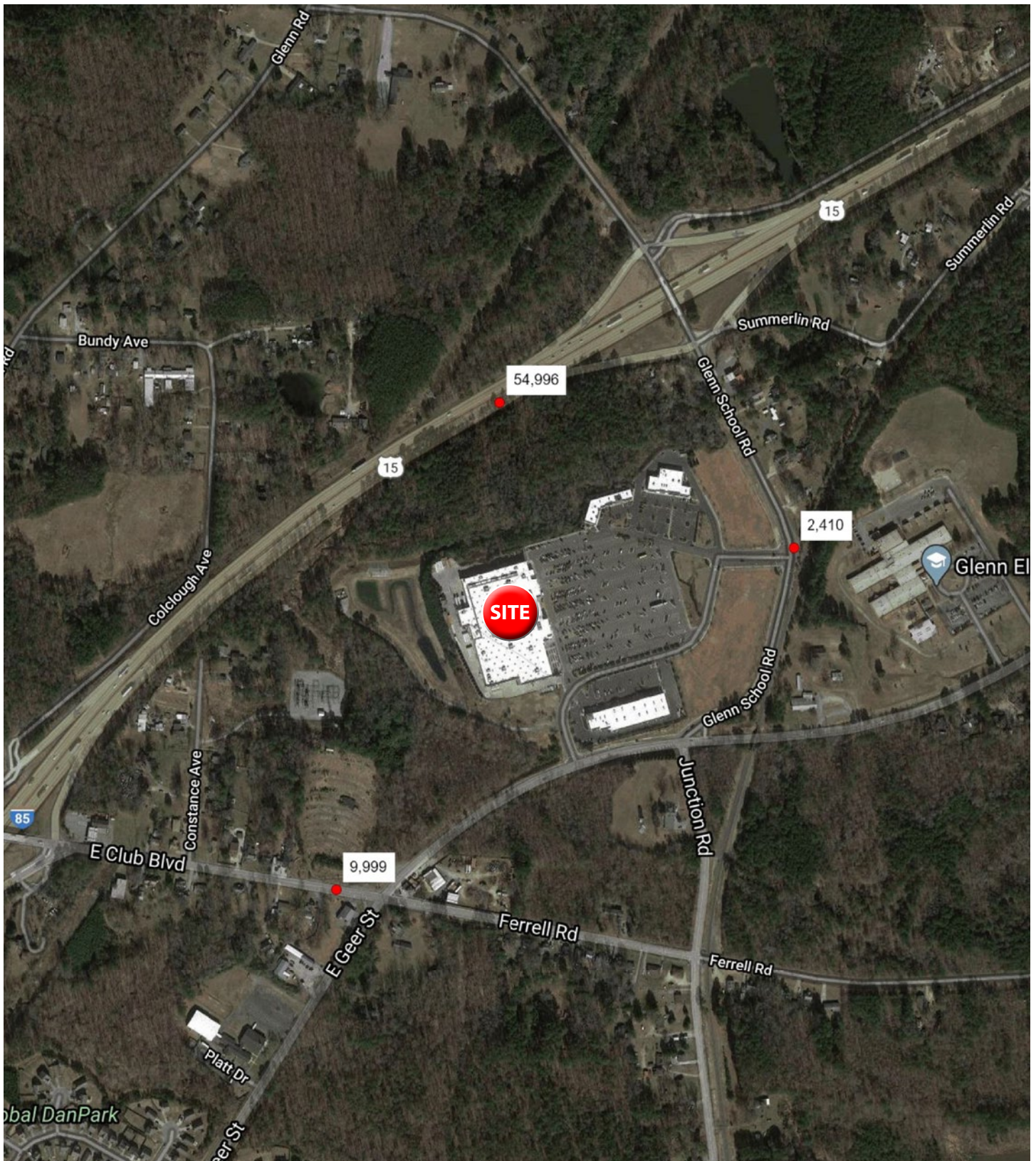
Trade Area	Trade Area
Race	
2024 Est. White	43.9%
2024 Est. Black	38.0%
2024 Est. Asian or Pacific Islander	4.2%
2024 Est. American Indian or Alaska Native	0.6%
2024 Est. Other Races	13.3%
Hispanic	
2024 Est. Hispanic Population	34,934
2024 Est. Hispanic Population	13.9%
2029 Proj. Hispanic Population	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

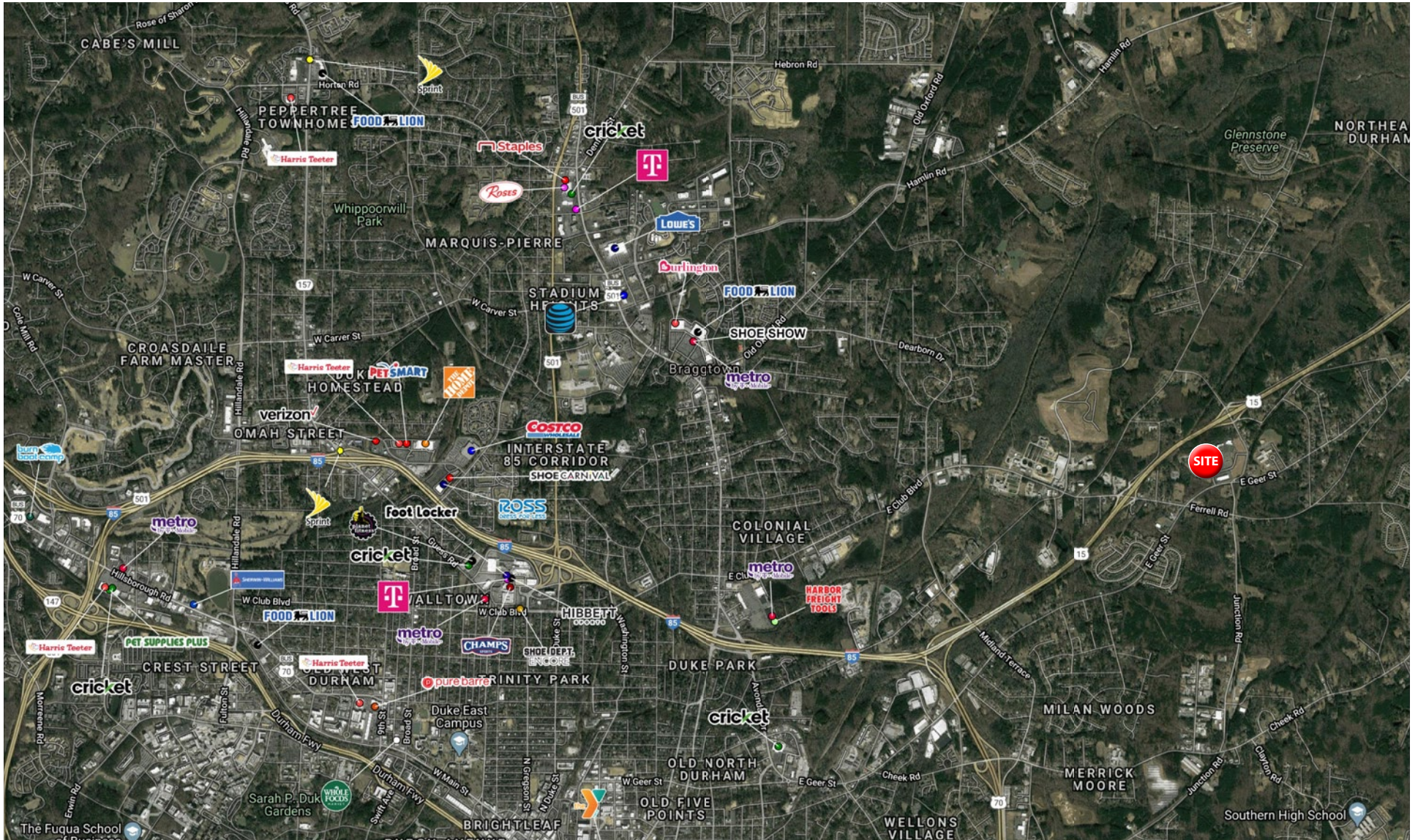
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Trade Area	Trade Area
Labor Force	
2024 Est. Labor Population Age 16 Years or Over	207,559
2024 Est. Civilian Employed	59.3%
2024 Est. Civilian Unemployed	2.1%
2024 Est. in Armed Forces	0.1%
2024 Est. not in Labor Force	38.5%
2024 Labor Force Males	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





WRSINC
REAL ESTATE INVESTMENTS

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