

# 1.37-Acre Retail Site

1501 Glenn School Rd | Durham, NC 27704

**AVAILABLE**

Latitude: 36.02780 Longitude: -78.84081



## PROPERTY FEATURES

### FOR MORE INFORMATION

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**LAND**  
1.37 ± AC

- East Durham's corridor continues to densify.
- Direct frontage on Glenn School Rd with easy access to I-85.
- Minutes from downtown Durham.

**Zoning**  
CG

- Located within 4 miles of Duke Regional Hospital.
- New subdivisions and multifamily projects under development nearby.
- Positioned in a rapidly growing residential and retail corridor.



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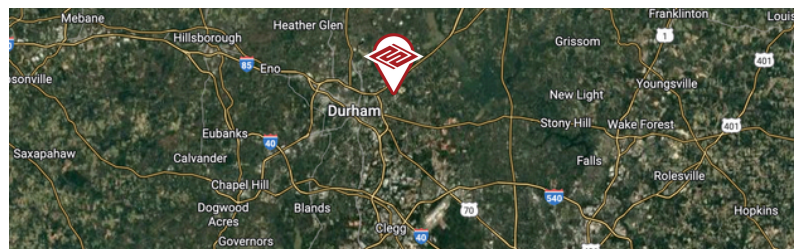
3 Mile Radius Aerial

**AVAILABLE**



## 2024 DEMOGRAPHICS

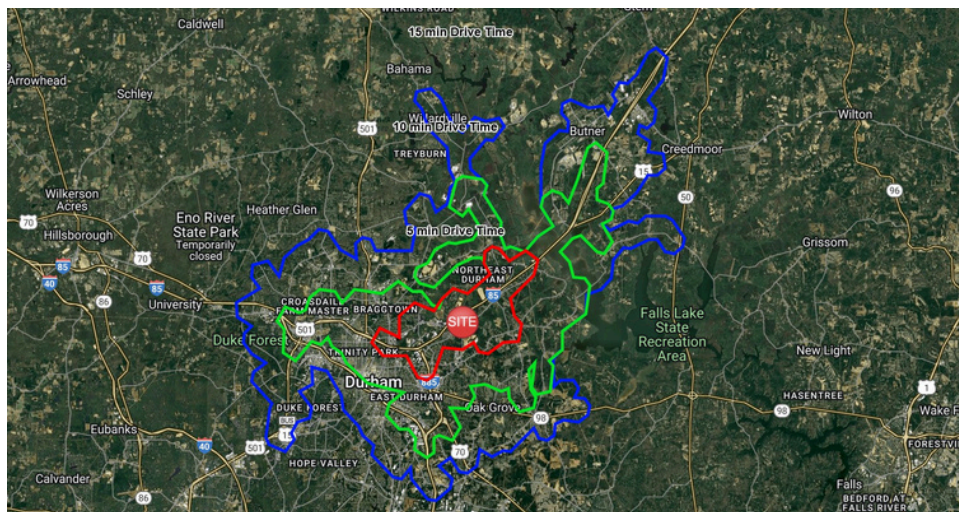
	5 Minute	10 Minute	15 Minute
EST. POP	13,302	85,086	181,117
EST. TOTAL EMPLOYEES	3,469	38,692	77,290
AVG. HH INCOME	\$90,921	\$101,111	\$104,736
MEDIAN AGE	36.4	34.8	35.2



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## SITE SURVEY



- 5 min Drive Time
- 10 min Drive Time
- 15 min Drive Time