

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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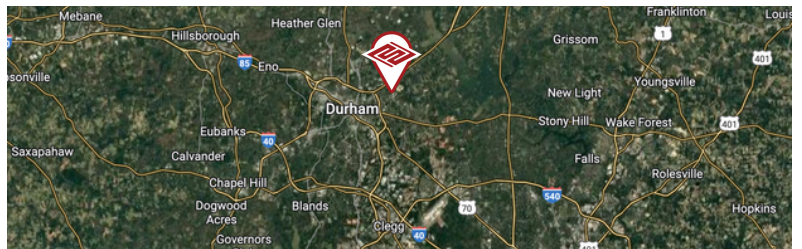
3 Mile Radius Aerial

AVAILABLE



2024 DEMOGRAPHICS

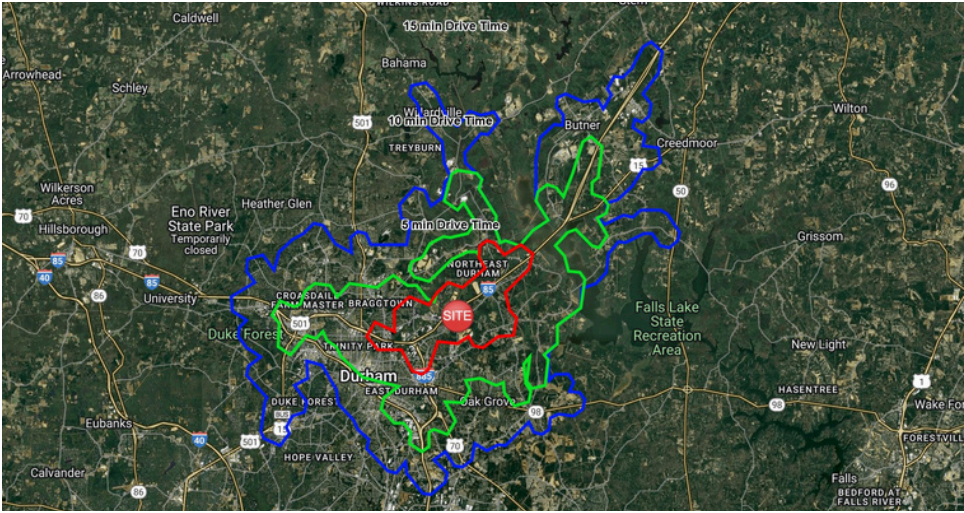
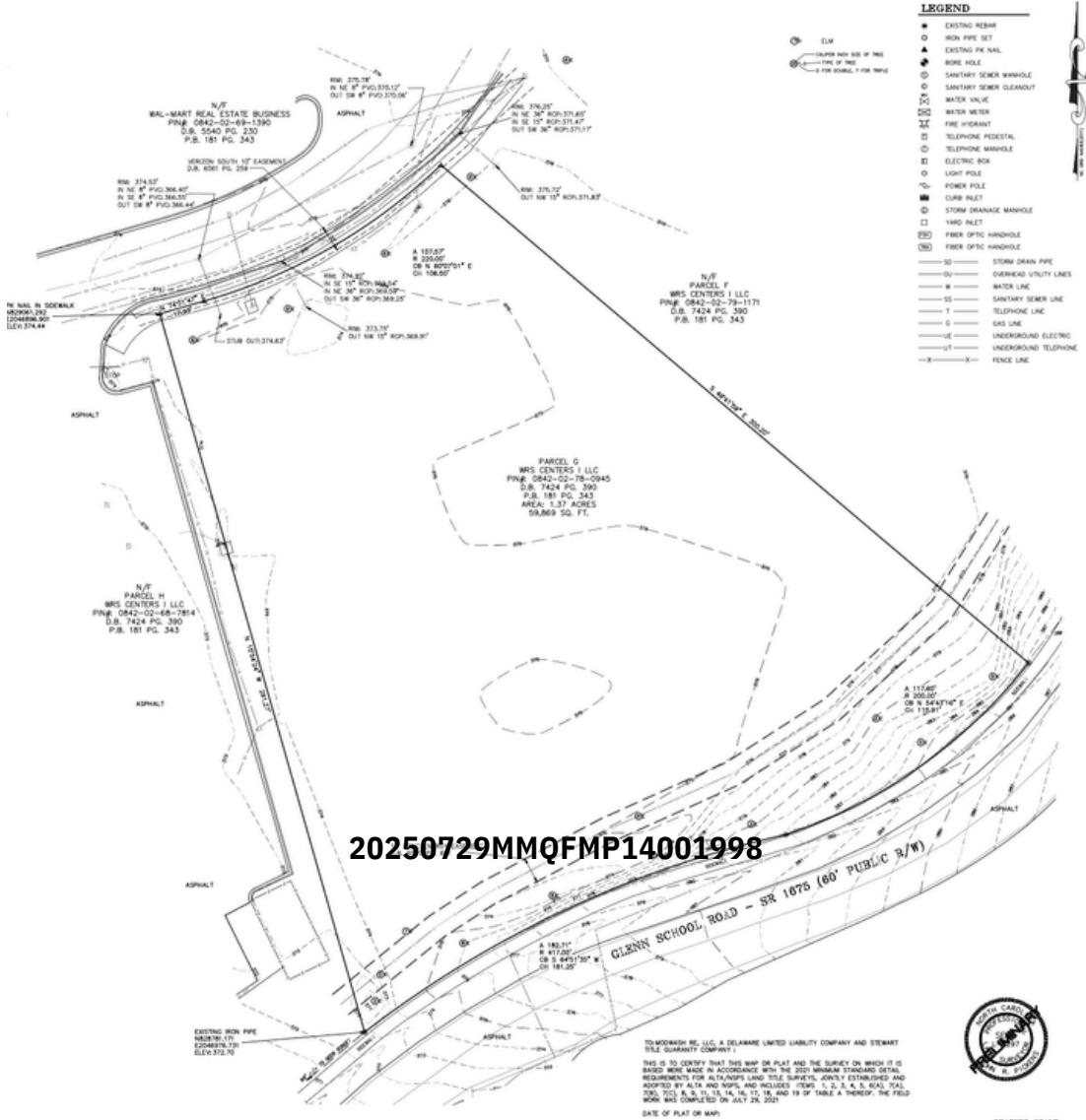
	5 Minute	10 Minute	15 Minute
EST. POP	13,302	85,086	181,117
EST. TOTAL EMPLOYEES	3,469	38,692	77,290
AVG. HH INCOME	\$90,921	\$101,111	\$104,736
MEDIAN AGE	36.4	34.8	35.2



The information contained herein was obtained from sources deemed to be reliable. However, ForeFront Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

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SITE SURVEY

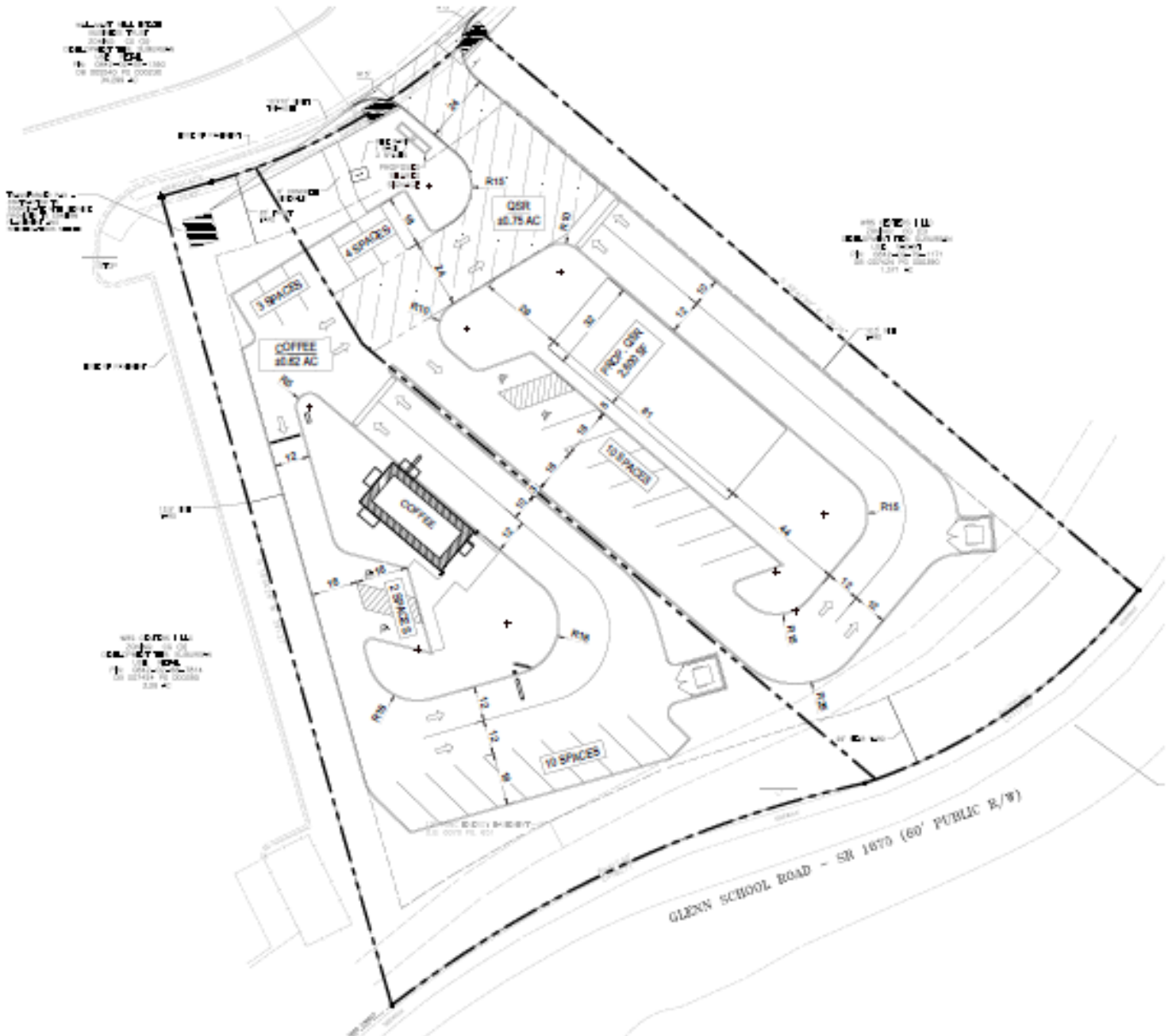


DRIVE TIMES

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

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CONCEPTUAL PLAN #1
Drive-Thru Coffee & QSR



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COMMERCIAL

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