

RETAIL DEVELOPMENT For GL, BTS or SALE

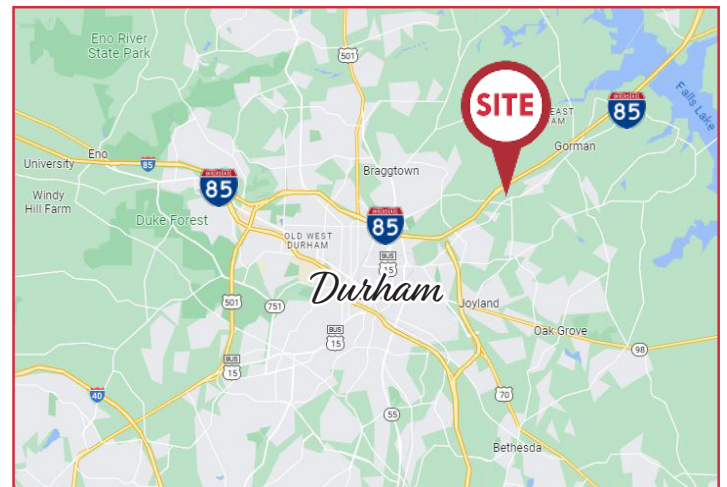


1501 Glenn School Rd | Durham, NC 27704

PROPERTY HIGHLIGHTS

- 1.37 acres available for ground lease, build-to-suit, or sale
- Excellent retail development opportunity for a car wash, bank, QSR and more
- Walmart outparcel located minutes from downtown Durham
- Full shared access through Walmart's main drive
- Surrounding retailers include: Walmart Supercenter, Dollar Tree, Verizon, AT&T, T-Mobile, Shoe Show, CITGO and more
- Seller has full due diligence performed on the site including title, surveys and Alta, environmental, and a geotechnical report that would all be accessible to the buyer
- Located just off Exit 180 off I-85 with ± 56,776 VPD
- **Sale Price: Contact Broker for Details**
- **Ground Lease Rate: Contact Broker for Details**

LOCATOR MAP



DEMOGRAPHICS

2023	3 MILE	5 MILE	7 MILE
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POPULATION

AVG HH INCOME

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