

Corner Car Lot Building for Sale/Lease Near Downtown Burlington

2114 Maple Ave
Burlington, NC 27215

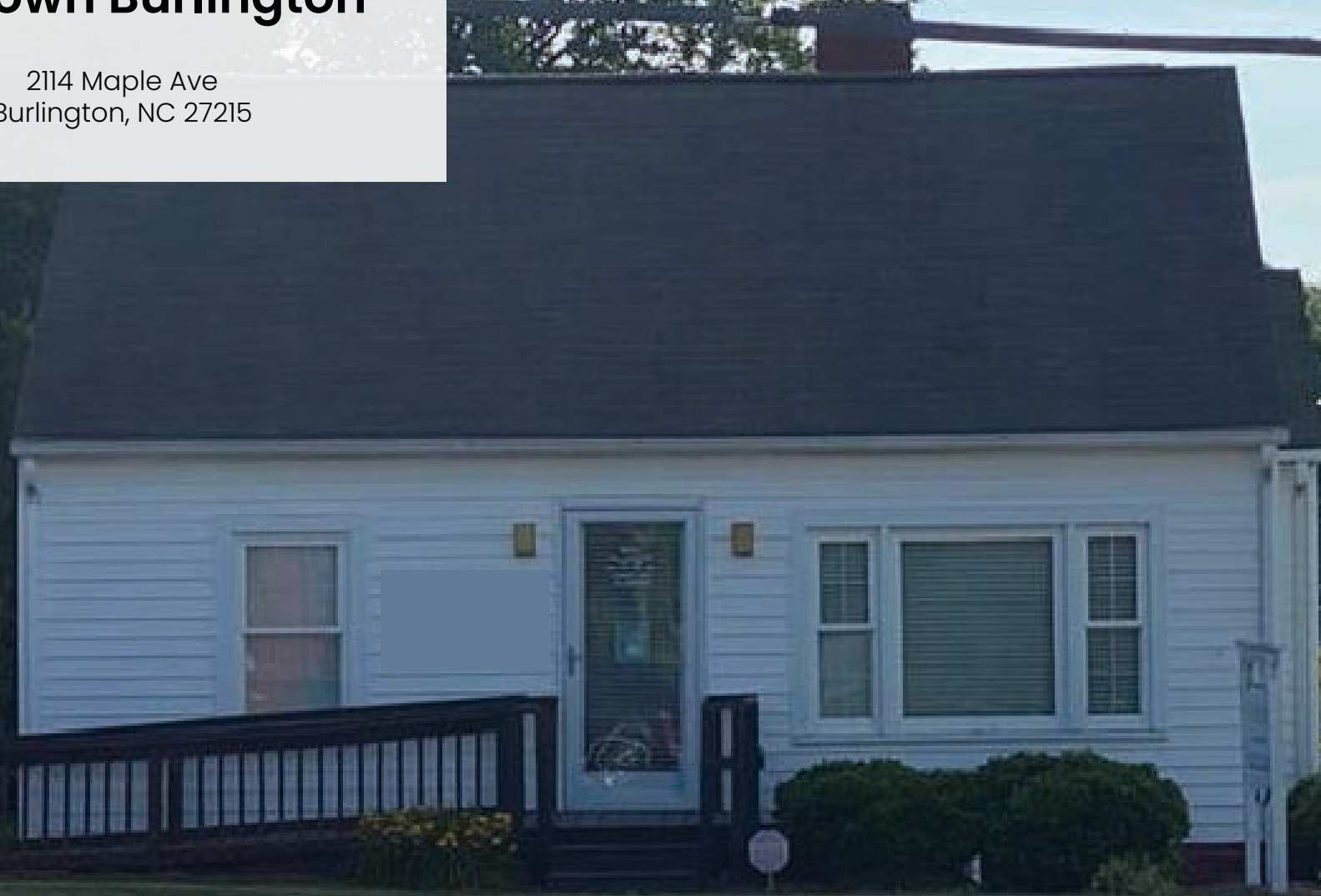




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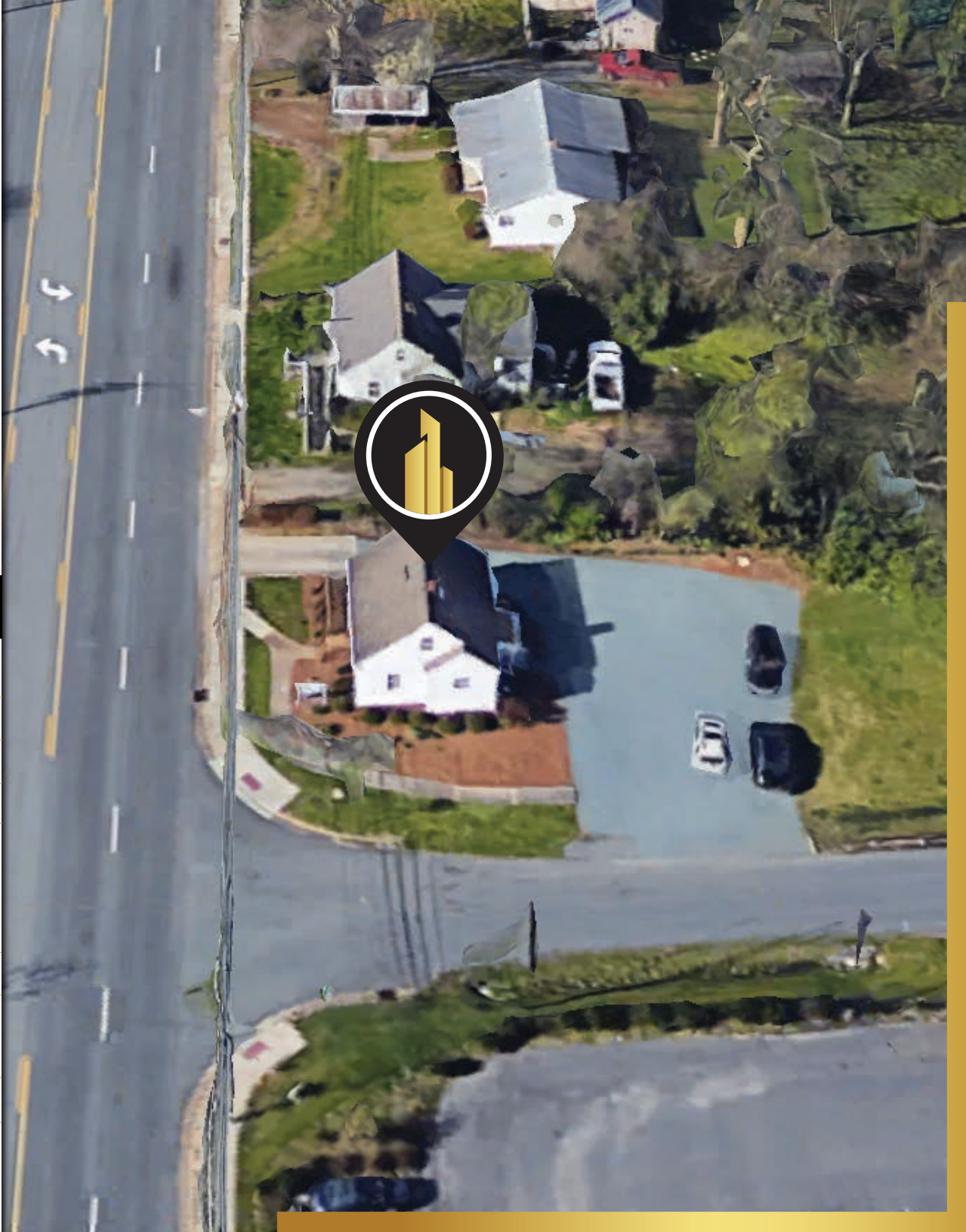
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KEY HIGHLIGHTS

- Prime Location: On A Busy Road Near I-40 & I-85
- Versatile Investment: Available For Sale Or Lease
- High Growth Potential: Booming Infrastructure & Population In The Region

PROPERTY HIGHLIGHTS

Sale Price	\$550,000
Lease Price	\$4,000/ Month
Lease Type	Full Service
Available Space	696 SF
Year Built	1949
Use	Office
Amenities	Corner Lot Ample Parking



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2014

purchase of your vehicle, or other compensation for providing, for, commission, or other compensation for providing, promoting, processing, exhibiting or arranging financing for the retail purchase or the lease of a motor vehicle, for which the customer may be responsible.
Should you have any questions relating to this notice please ask your sales professional.
NCS 20-100 (1) (2)

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Office supplies, papers, and a printer are visible on the desk.

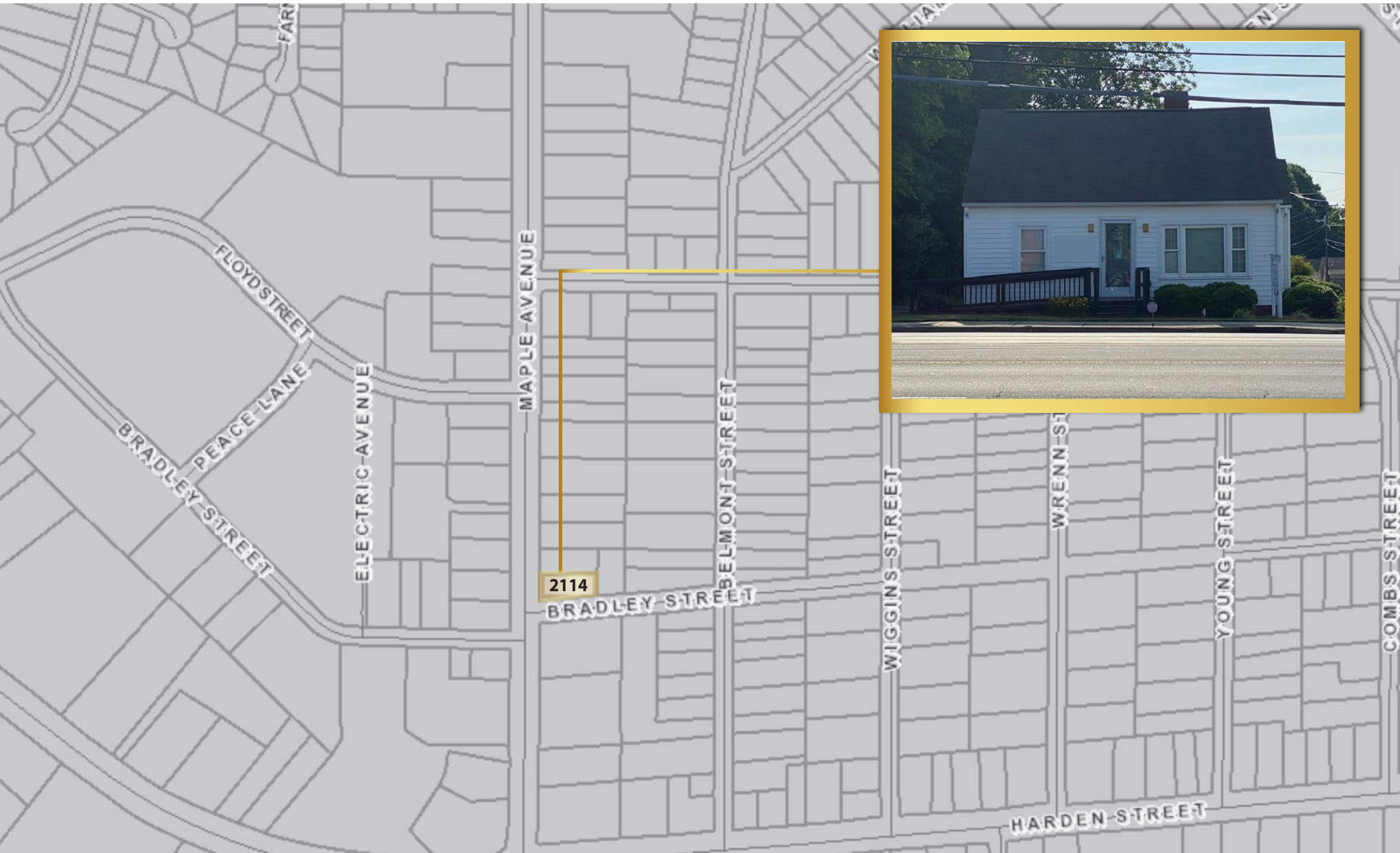
Grey metal filing cabinet with multiple drawers and a corkboard on the side.

Secondary computer workstation on a black stand, including a monitor, keyboard, and mouse.

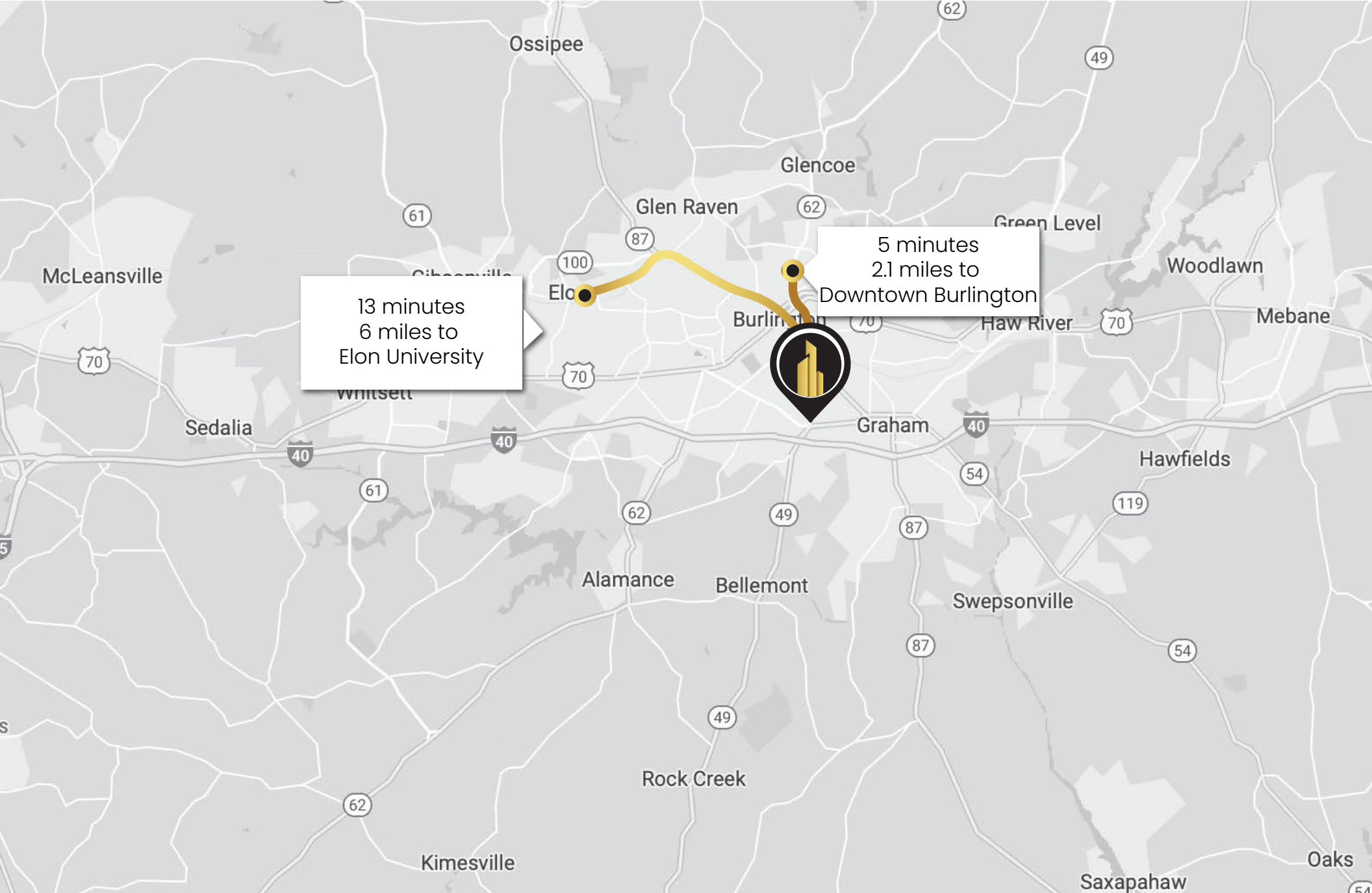
Black shredder on the floor next to a white radiator.

Black trash bin with a white liner.

PARCEL MAPS



AREA MAP



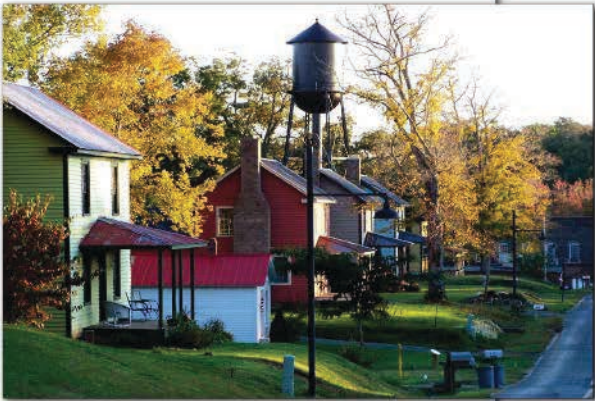
AERIAL VIEW

Harden St



Maple Ave (VPD - 21,500)

BURLINGTON NC



Burlington is a city in Alamance and Guilford counties in the U.S. state of North Carolina. It is the principal city of the Burlington, North Carolina Metropolitan Statistical Area, which encompasses all of Alamance County, in which most of the city is located, and is a part of the Greensboro–Winston–Salem–High Point CSA. The population was 50,042 at the 2010 census, which makes Burlington the 17th largest city in North Carolina.

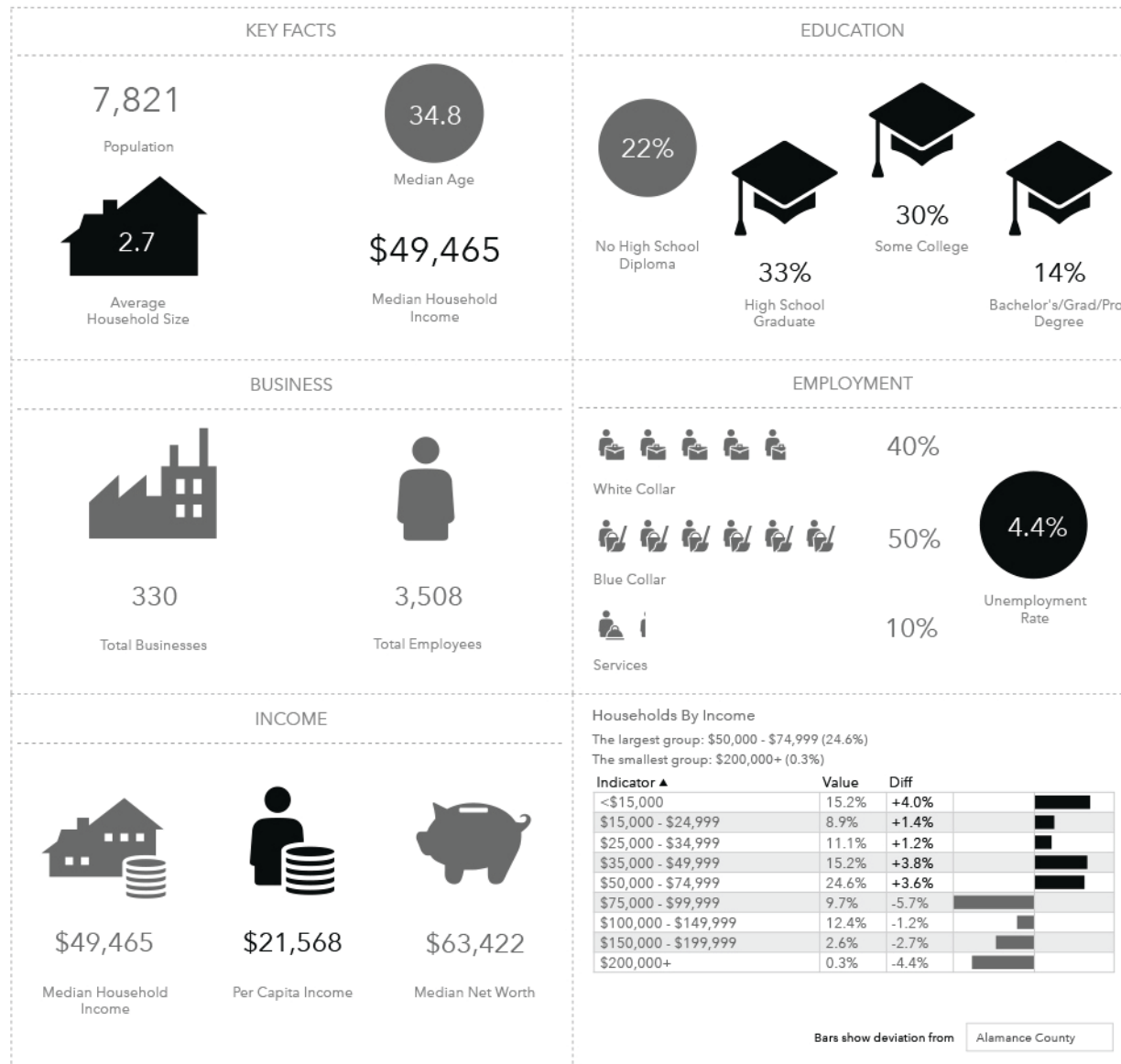
Amtrak's Piedmont train connects Burlington to Raleigh, Durham, Charlotte, Greensboro, and other points in central North Carolina. The Carolinian train continues to New York with intermediate stops including Richmond, Washington, Baltimore, and Philadelphia. The Amtrak station is situated at 101 North Main Street.

Burlington opened its first public transit service, Link Transit, on June 6, 2016. As of September 21, 2017, more than 100,000 people have used the service. In addition, transportation services are available to its residents through the Alamance County Transportation Authority. Locals can also ride the BioBus from nearby Elon University. Burlington is about 35 miles from the Piedmont Triad International Airport in Greensboro and about 48 miles from Raleigh–Durham International Airport in Morrisville. In addition Burlington is served by both Interstate 40, Interstate 85 and US 70.

Burlington is home to several large businesses. LabCorp has its headquarters and several testing facilities in Burlington. LabCorp is Alamance County's largest employer, employing over 3,000 people in the county. Honda Aero, a subsidiary of Honda, recently announced that it will move its corporate headquarters to Burlington and build a \$27 million plant at the Burlington–Alamance Regional Airport where it will build its HF120 jet engines for use in very light jets. Glen Raven Inc., a fabric manufacturing and marketing company. Sunbrella is Glen Raven, Inc.'s flagship brand.

Alamance Community College (part of the public North Carolina Community College System) has campuses in Burlington and nearby Graham, offering multiple academic programs and specialized career training. Elon University (a private 4-year university) is in nearby Elon. Additionally, a number of colleges and universities are a short drive away in Greensboro.

DEMOGRAPHIC OVERVIEW



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