

2006

MAPLE OFFICE BUILDING

2006 Maple Ave
Burlington, NC 27215



Ravi Sharma

Commercial Specialist

CENTURY 21 Triangle Group

252-349-0351

License: 338915

ravi.c21.commercial@gmail.com

CENTURY 21 COMMERCIAL[®]

Triangle Group

TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	5	Why C21 Commercial [®] Landscape Light	9
Why C21 Commercial [®] Portrait Light	9	Aerial & Location Report	9
Demographic Analysis	12		



2006

Maple Office Building

2006 Maple Ave
Burlington, NC 27215



2006 MAPLE OFFICE BUILDING

PROPERTY INFORMATION

Purchase Price
\$497,850.00

Property Address
2006 Maple Ave
Burlington, NC 27215

Year Built
1990

Property Size
4,500 Sq. Ft.

Land Size
0.28 Acres

COMPANY DISCLAIMER

**CENTURY 21
COMMERCIAL.**
Triangle Group



PROPERTY OVERVIEW

Discover 4,500 SF of versatile, move-in-ready office space in the heart of Burlington's expanding market. Located minutes from Alamance Regional Medical Center and Labcorp headquarters, this property offers excellent regional connectivity with direct highway access to Greensboro, Durham, and other business hubs, while enjoying strong visibility along a high-traffic corridor. With 15-16 on-site parking spaces, it provides convenience for both employees and visitors. Available for immediate acquisition and occupancy, this property presents an exceptional opportunity for investors or owner-users seeking a flexible layout in a prime location.

2006

MAPLE OFFICE BUILDING

2006 Maple Ave
Burlington, NC 27215

PROPERTY DETAILS

Property Highlights

- **Size & Readiness:** 4,500 SF of versatile, move-in-ready office space.
- **Ample Parking:** Features **15–16 on-site parking spaces**, providing convenience for staff and visitors.
- **Strategic Location:** In the heart of Burlington's expanding market, close to major employers such as **Alamance Regional Medical Center** and **Labcorp**.
- **High Visibility:** Prominent exposure along a **high-traffic corridor**, ideal for branding and customer accessibility.
- **Exceptional Connectivity:** Direct **highway access** ensures smooth regional commuting to **Greensboro, Durham**, and surrounding business hubs.
- **Flexible Layout:** Designed to accommodate **owner-users** or **multi-tenant investment** configurations.
- **Immediate Availability:** Ready for **immediate acquisition and occupancy**—move in or start generating rental income right away.

PROPERTY PHOTOS



CENTURY 21
COMMERCIAL.

Triangle Group

PROPERTY PHOTOS



CENTURY 21
COMMERCIAL.
Triangle Group

PROPERTY PHOTOS



CENTURY 21
COMMERCIAL.

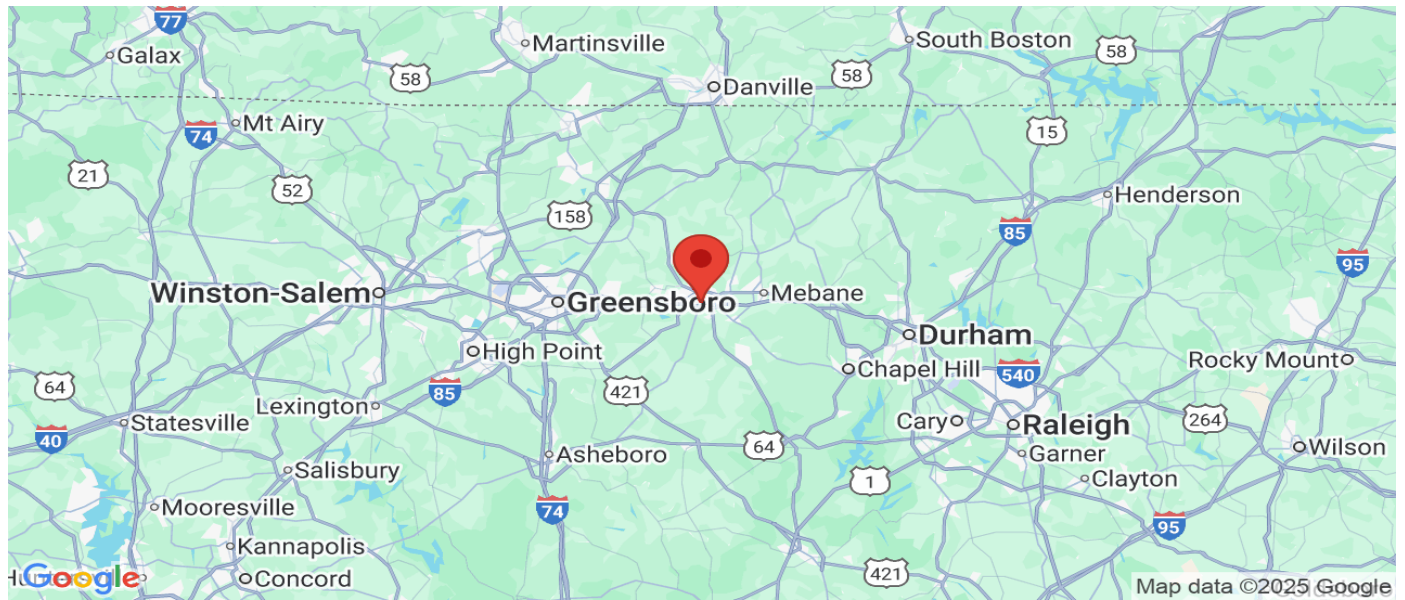
Triangle Group

PROPERTY PHOTOS



2006 MAPLE OFFICE BUILDING

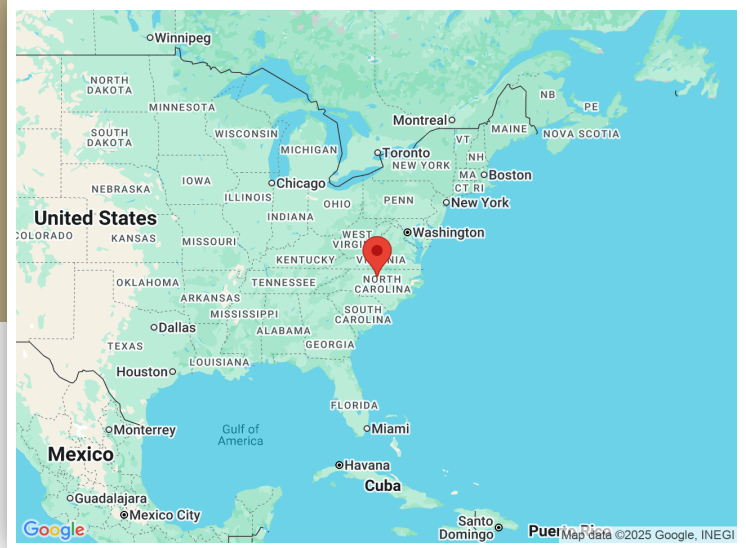
AREA LOCATION MAP



2006

MAPLE OFFICE BUILDING

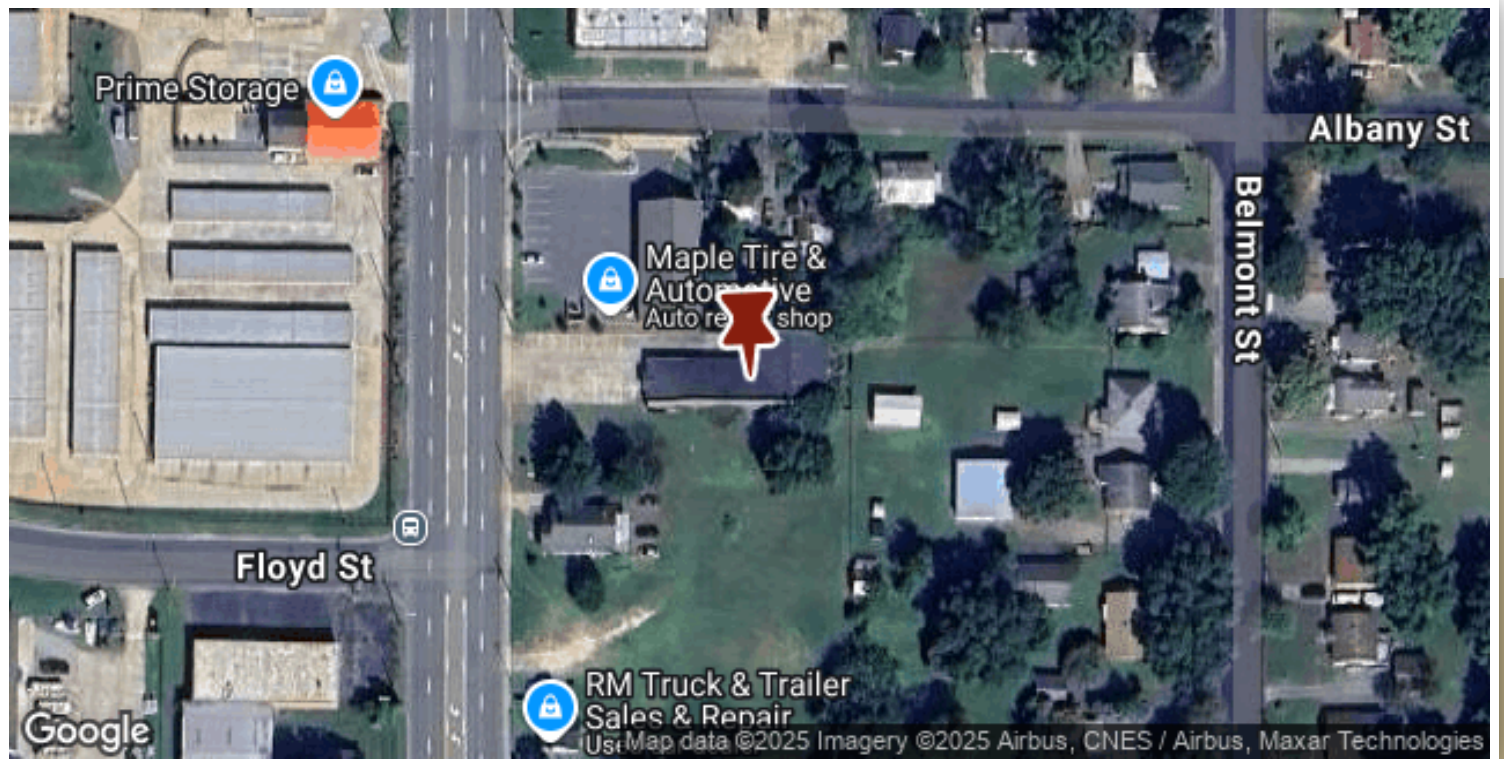
2006 Maple Ave
Burlington, NC,
27215



Ravi Sharma
Commercial Specialist

CENTURY 21 Triangle Group
252-349-0351
License: 338915
ravi.c21commercial@gmail.com
<https://www.century21.com/real-estate-agent/profile/ravi-sharma-8899201>

AERIAL ANNOTATION MAP



2006

MAPLE OFFICE BUILDING

2006 Maple Ave
Burlington, NC,
27215



Ravi Sharma
Commercial Specialist

CENTURY 21 Triangle Group

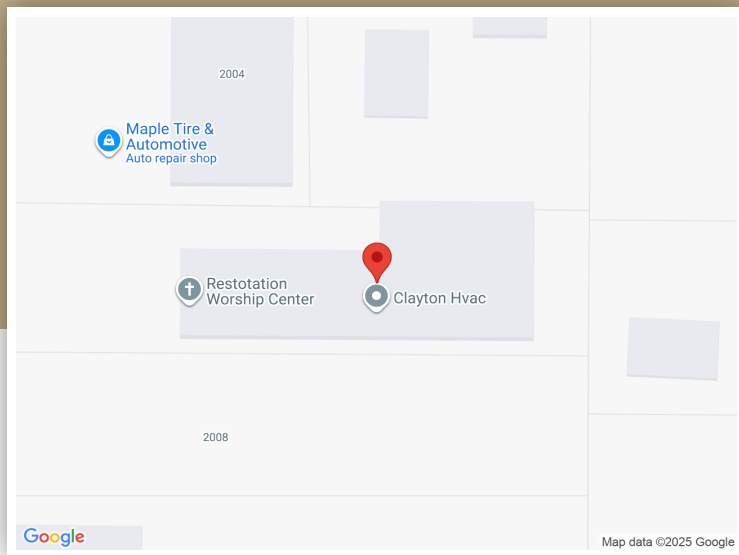
252-349-0351

License: 338915

ravi.c21.commercial@gmail.com

https://commercial.century21.com/real-estate-agent/profile/ravi-sharma-

STREET VIEW MAP



2006

MAPLE OFFICE BUILDING

2006 Maple Ave, Burlington,
NC, 27215



Ravi Sharma
Commercial Specialist

CENTURY 21 Triangle Group

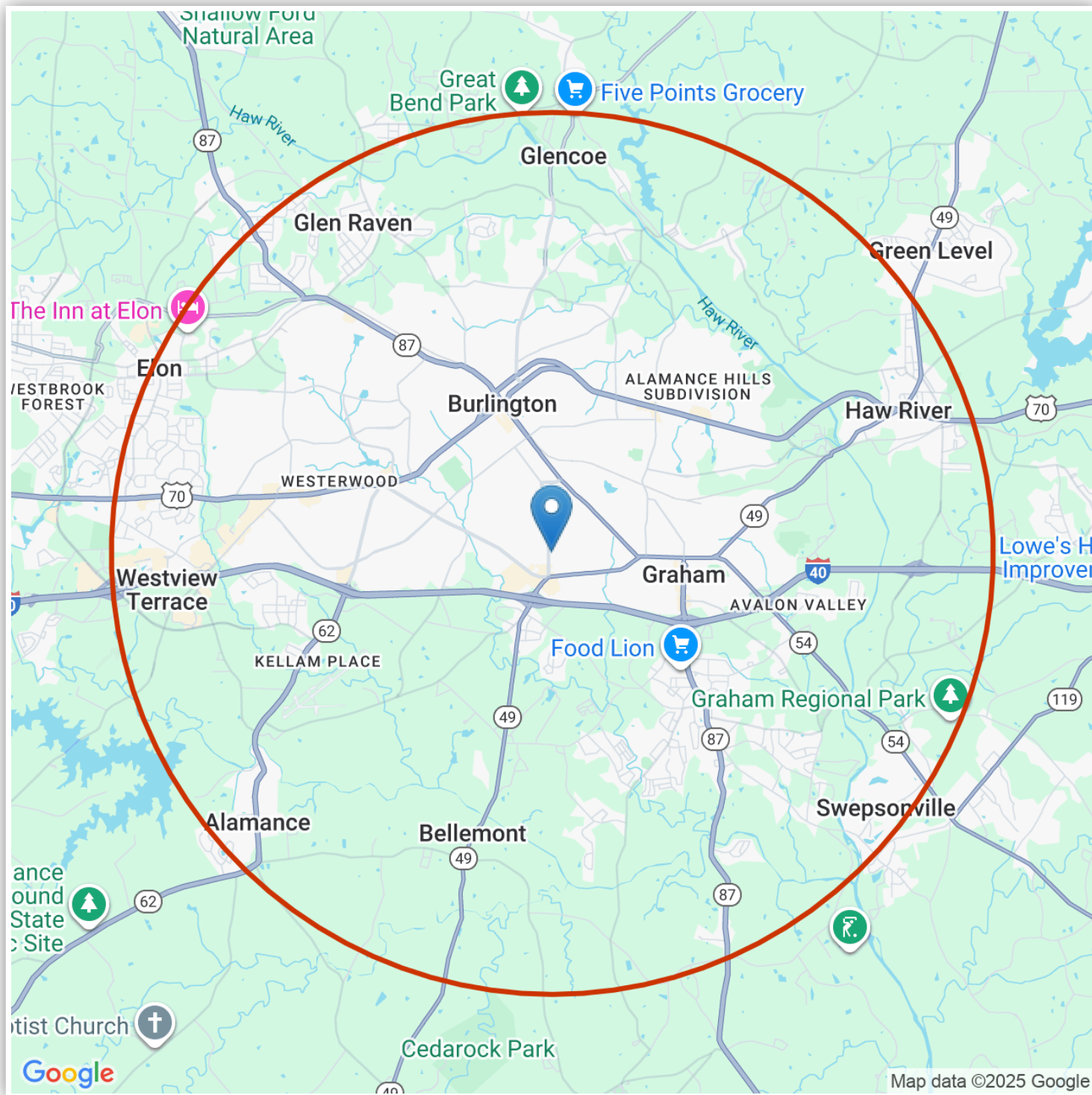
252-349-0351

License: 338915

ravi.c21.commercial@gmail.com

https://www.century21.com/real-estate-agent/profile/ravi-sharma-

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



Ravi Sharma
Commercial Specialist
CENTURY 21 Triangle Group
252-349-0351
License: 338915
ravi.c21commercial@gmail.com
<https://www.century21.com/real-estate-agent/profile/ravi-sharma>

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

96,233
Population

38.5 Median Age



2.4
Average Household Size

36,636
Total Households

EDUCATION



6.92%
No High
School
Diploma



7.56%
High School
Graduate



19.53%
Some College

20.47%
Bachelor's/
Grad

BUSINESS



3,851
Total Businesses



47,253
Total Employees

EMPLOYMENT

11,286

Retail Trade
Employees

5,633

Manufacturing
Employees

4,401

Eating &
Drinking
Employees

2,553

Finance/Ins/Real
Estate Emp

5.2%

Unemployment Rate

INCOME



\$55,109
Median Household Income



\$31,093
Per Capita Income



\$115,756
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.98%) ■

The smallest group : \$200,000+ (3.99%) ■

Indicator	Value(%)	
< \$15,000	8.44	■
\$15,000 - \$24,999	8.1	■
\$25,000 - \$34,999	13.13	■
\$35,000 - \$49,999	15.02	■
\$50,000 - \$74,999	18.98	■
\$75,000 - \$99,999	12.52	■
\$100,000 - \$149,999	13.75	■
\$150,000 - \$199,999	6.06	■
\$200,000+	3.99	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2006 MAPLE OFFICE BUILDING

2006 MAPLE AVE, BURLINGTON, NC, 27215



Ravi Sharma
Commercial Specialist
CENTURY 21 Triangle Group
252-349-0351
License: 338915
ravi.c21commercial@gmail.com
<https://www.century21.com/real-estate-agent/profile/ravi-sharma-8852901>

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

96,233
Population

38,568
Households

38.5
Median Age

2.4
Avg Size Household

\$55,109
Median Household
Income

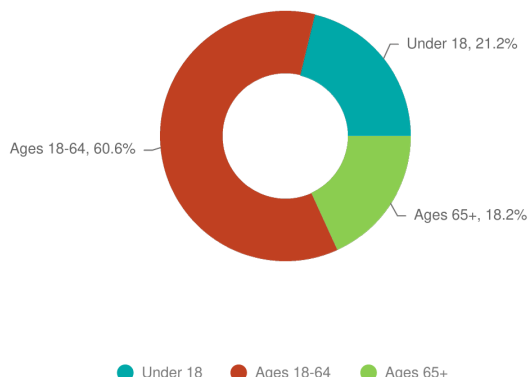
\$230,233
Median Home Value

62
Wealth Index

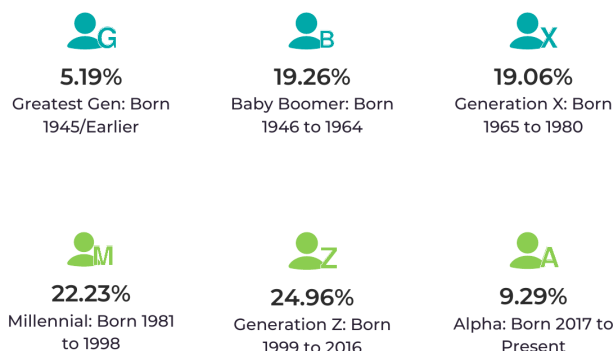
96
Housing Affordability

76.4
Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.03%

2024-2029
Forecasted
Growth Rate

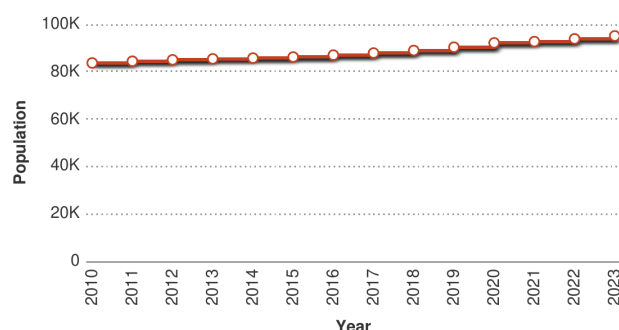
0.79%



Household
Population
96,570



Population
Density
1,277



DAYTIME POPULATION



103,785
2024 Total Daytime Population



53,060
2024 Daytime Pop: Residents

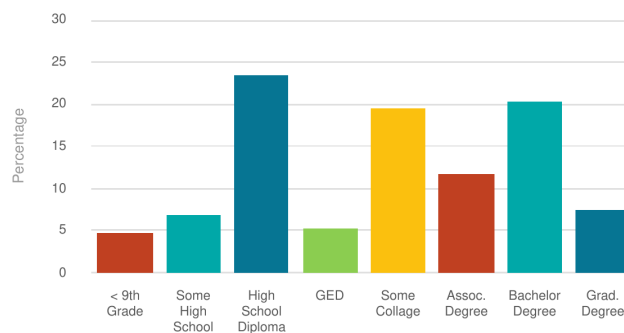


50,725
2024 Daytime Pop: Workers



1,322
2024 Daytime Pop Density

POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2006 MAPLE OFFICE BUILDING

2006 MAPLE AVE, BURLINGTON, NC, 27215



Ravi Sharma
Commercial Specialist
CENTURY 21 Triangle Group
252-349-0351
License: 338915
ravi.c21commercial@gmail.com
<https://www.century21.com/real-estate-agent/profile/ravi-sharma-805290>

INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



96,233
Population
Total

1.03%
Population
Growth

2.4
Average
HH Size

38.5
Median
Age

76.4
Diversity
Index

\$55,109
Median HH
Income

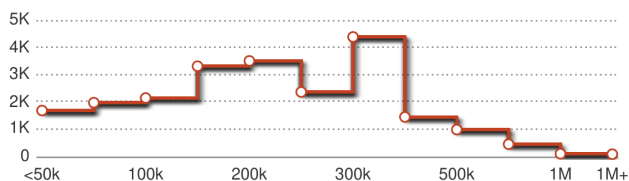
\$230,233
Median Home
Value

21.28%
Under 18

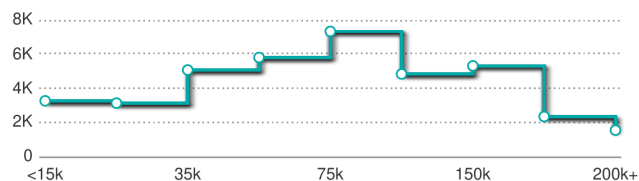
60.48%
Ages 18
to 65

18.24%
Aged 66+

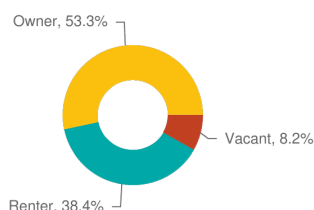
HOME VALUE



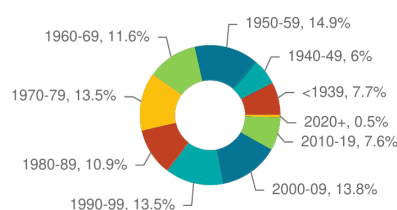
HOUSEHOLD INCOME



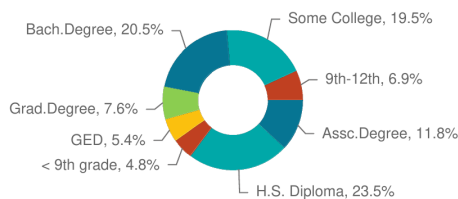
HOME OWNERSHIP



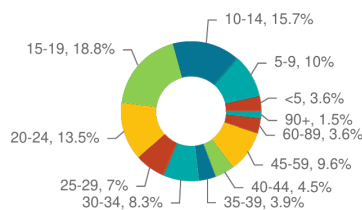
HOUSING: YEAR BUILT



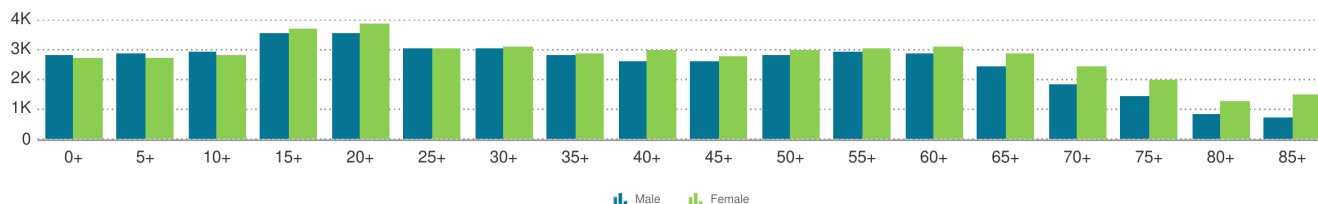
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

2006 MAPLE OFFICE BUILDING

2006 MAPLE AVE, BURLINGTON, NC, 27215

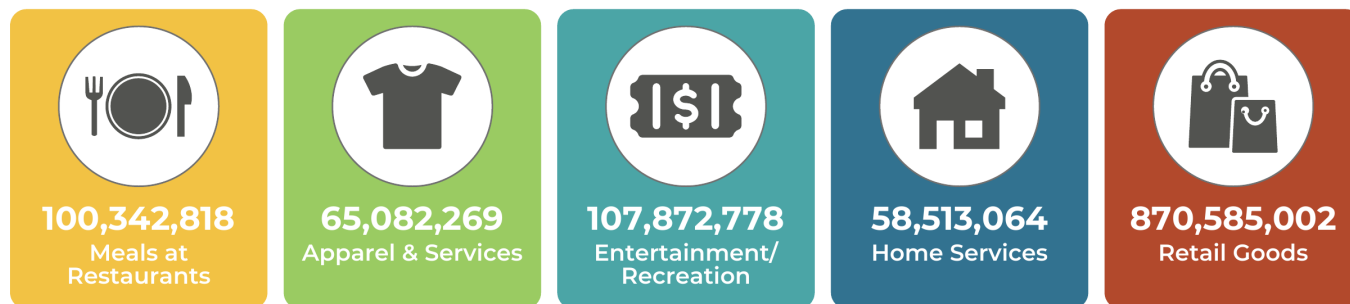


Ravi Sharma
Commercial Specialist
CENTURY 21 Triangle Group
252-349-0351
License: 338915
ravi.c21commercial@gmail.com
<https://www.century21.com/real-estate-agent/profile/ravi-sharma>

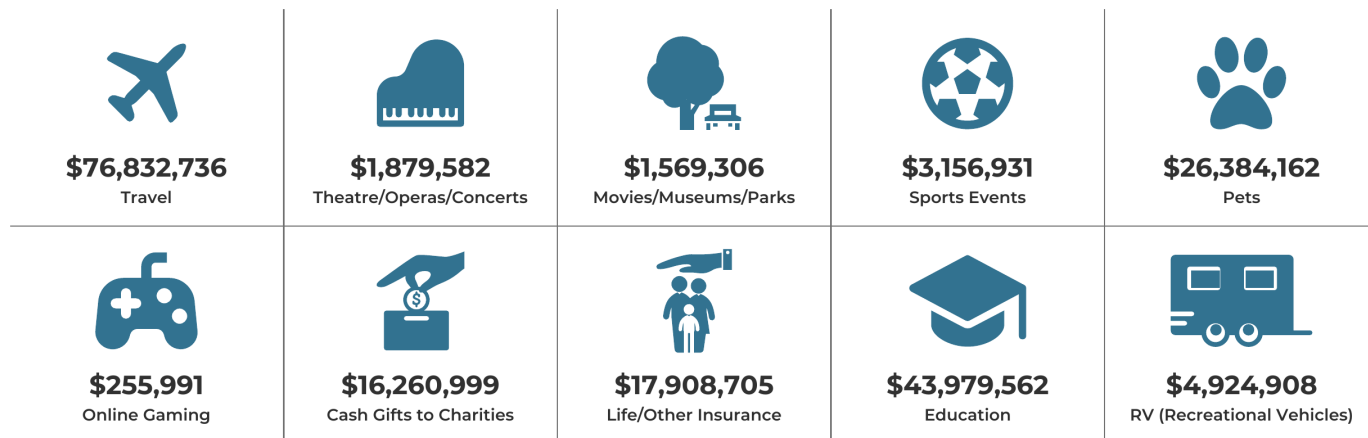
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

2006 MAPLE OFFICE BUILDING

2006 MAPLE AVE, BURLINGTON, NC, 27215



Ravi Sharma
Commercial Specialist
CENTURY 21 Triangle Group
252-349-0351
License: 338915
ravi.c21commercial@gmail.com
<https://www.century21.com/real-estate-agent/profile/ravi-sharma-805290>

INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	83,472		92,120		98,344		103,817	
Households	33,265		36,636		39,981		42,577	
Families	21,195		22,675		24,065		25,394	
Average Household Size	2.43		2.41		2.37		2.35	
Owner Occupied Housing Units	19,912		20,950		23,165		25,343	
Renter Occupied Housing Units	13,352		15,686		16,816		17,234	
Median Age	37.6		38.0		38.7		39.8	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	1.09%		0.80%		0.42%			
Households	1.27%		1.10%		0.64%			
Families	1.08%		0.94%		0.54%			
Owner HHs	1.81%		1.21%		0.91%			
Median Household Income	1.78%		2.61%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			4,612	11.5%	4,355	10.2%		
\$15,000 - \$24,999			3,221	8.1%	2,754	6.5%		
\$25,000 - \$34,999			2,993	7.5%	2,688	6.3%		
\$35,000 - \$49,999			4,781	12.0%	4,686	11.0%		
\$50,000 - \$74,999			8,951	22.4%	9,436	22.2%		
\$75,000 - \$99,999			5,205	13.0%	5,838	13.7%		
\$100,000 - \$149,999			6,473	16.2%	7,861	18.5%		
\$150,000 - \$199,999			2,152	5.4%	2,803	6.6%		
\$200,000+			1,595	4.0%	2,156	5.1%		
Median Household Income			\$61,297		\$66,951			
Average Household Income			\$78,502		\$86,184			
Per Capita Income			\$32,109		\$35,617			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,628	6.7%	5,322	5.8%	5,539	5.6%	5,766	5.6%
5 - 9	5,489	6.6%	5,666	6.2%	5,653	5.7%	5,571	5.4%
10 - 14	5,387	6.5%	5,860	6.4%	5,853	6.0%	5,833	5.6%
15 - 19	6,014	7.2%	7,364	8.0%	7,477	7.6%	7,450	7.2%
20 - 24	6,533	7.8%	7,078	7.7%	7,507	7.6%	7,799	7.5%
25 - 34	9,970	11.9%	11,620	12.6%	12,669	12.9%	13,360	12.9%
35 - 44	10,738	12.9%	10,449	11.3%	11,762	12.0%	12,719	12.3%
45 - 54	11,342	13.6%	11,231	12.2%	11,321	11.5%	12,055	11.6%
55 - 64	9,613	11.5%	11,620	12.6%	12,001	12.2%	11,730	11.3%
65 - 74	6,300	7.5%	8,982	9.8%	10,176	10.3%	11,319	10.9%
75 - 84	4,476	5.4%	4,819	5.2%	6,152	6.3%	7,435	7.2%
85+	1,981	2.4%	2,109	2.3%	2,232	2.3%	2,780	2.7%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	53,004	63.5%	49,200	53.4%	49,958	50.8%	50,983	49.1%
Black Alone	19,316	23.1%	22,317	24.2%	24,741	25.2%	26,437	25.5%
American Indian Alone	663	0.8%	915	1.0%	948	1.0%	1,004	1.0%
Asian Alone	1,356	1.6%	1,544	1.7%	1,835	1.9%	2,092	2.0%
Pacific Islander Alone	40	0.0%	75	0.1%	86	0.1%	99	0.1%
Some Other Race Alone	7,186	8.6%	11,499	12.5%	13,293	13.5%	14,868	14.3%
Two or More Races	1,907	2.3%	6,571	7.1%	7,482	7.6%	8,334	8.0%
Hispanic Origin (Any Race)	12,368	14.8%	17,457	19.0%	20,075	20.4%	22,388	21.6%

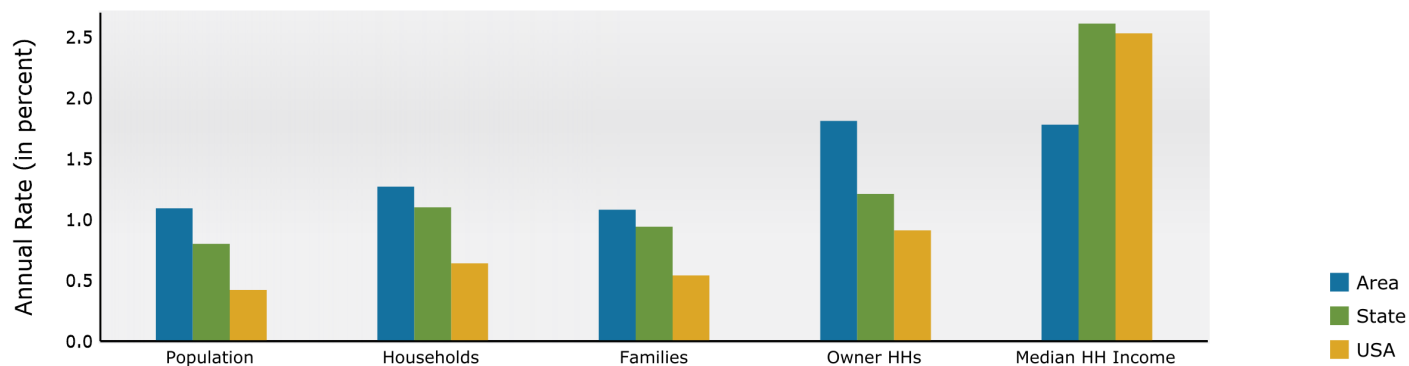
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

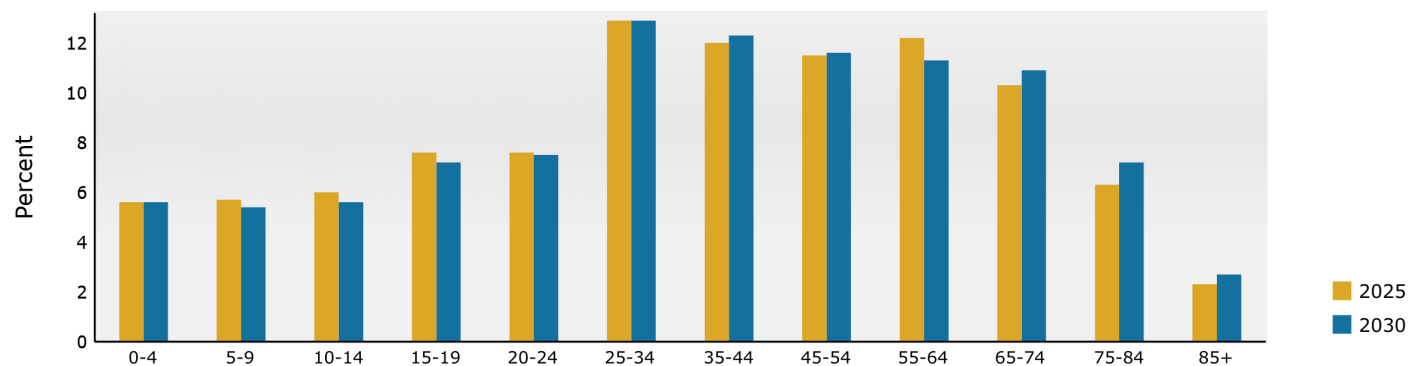


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

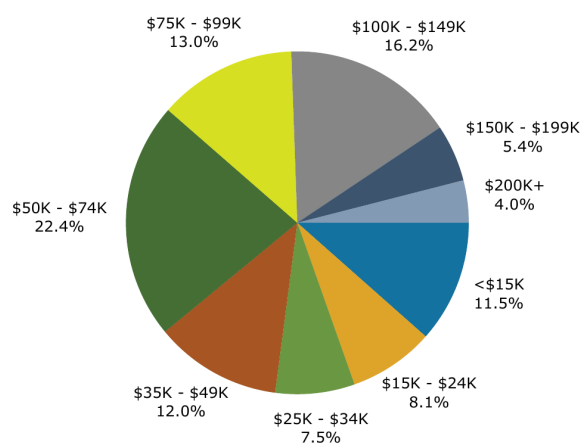
Trends 2025-2030



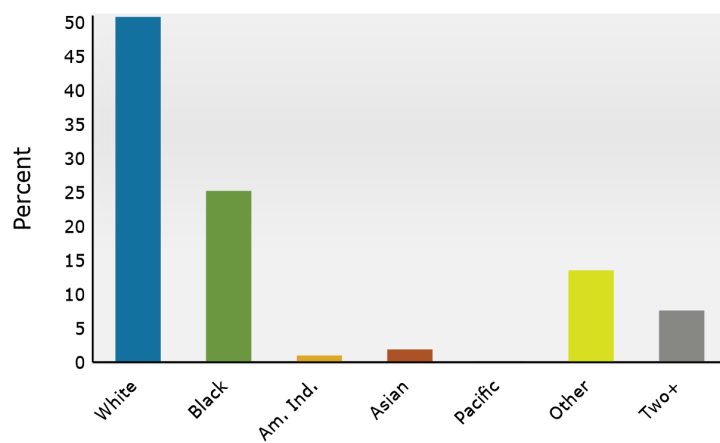
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 20.4%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	92,120	2025 Median Household Income	\$61,297
2025 Total Population	98,344	2030 Median Household Income	\$66,951
2030 Total Population	103,817	2025-2030 Annual Rate	1.78%
2025-2030 Annual Rate	1.09%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	39,816	100.0%	43,556	100.0%	46,271	100.0%
Occupied	36,636	92.0%	39,981	91.8%	42,577	92.0%
Owner	20,950	52.6%	23,165	53.2%	25,343	54.8%
Renter	15,686	39.4%	16,816	38.6%	17,234	37.2%
Vacant	3,154	7.9%	3,575	8.2%	3,694	8.0%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	23,165	100.0%	25,342	100.0%
<\$50,000	1,596	6.9%	1,317	5.2%
\$50,000-\$99,999	1,505	6.5%	753	3.0%
\$100,000-\$149,999	1,851	8.0%	929	3.7%
\$150,000-\$199,999	3,476	15.0%	2,047	8.1%
\$200,000-\$249,999	3,370	14.5%	2,737	10.8%
\$250,000-\$299,999	2,422	10.5%	2,699	10.7%
\$300,000-\$399,999	5,196	22.4%	7,285	28.7%
\$400,000-\$499,999	1,798	7.8%	3,066	12.1%
\$500,000-\$749,999	1,445	6.2%	3,267	12.9%
\$750,000-\$999,999	366	1.6%	934	3.7%
\$1,000,000-\$1,499,999	87	0.4%	184	0.7%
\$1,500,000-\$1,999,999	27	0.1%	65	0.3%
\$2,000,000+	26	0.1%	59	0.2%
Median Value	\$246,803		\$330,048	
Average Value	\$279,347		\$362,236	

Census 2020 Housing Units	Number	Percent
Total	39,816	100.0%
Housing Units In Urbanized Areas	37,218	93.5%
Rural Housing Units	2,598	6.5%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	20,950	100.0%
Owned with a Mortgage/Loan	13,630	65.1%
Owned Free and Clear	7,320	34.9%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	3,154	100.0%
For Rent	1,199	38.0%
Rented- Not Occupied	102	3.2%
For Sale Only	408	12.9%
Sold - Not Occupied	164	5.2%
Seasonal/Recreational/Occasional Use	182	5.8%
For Migrant Workers	1	0.0%
Other Vacant	1,098	34.8%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	36,636	20,950	57.2%
15-24	1,548	289	18.7%
25-34	5,379	1,958	36.4%
35-44	5,618	2,866	51.0%
45-54	6,513	3,896	59.8%
55-59	3,628	2,249	62.0%
60-64	3,469	2,264	65.3%
65-74	5,781	4,012	69.4%
75-84	3,217	2,409	74.9%
85+	1,481	1,006	67.9%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	36,636	20,950	57.2%
White Alone	21,561	14,416	66.9%
Black/African American Alone	9,262	3,398	36.7%
American Indian/Alaska Native	287	169	58.9%
Asian Alone	490	289	59.0%
Pacific Islander Alone	20	8	40.0%
Other Race Alone	3,138	1,730	55.1%
Two or More Races	1,877	940	50.1%
Hispanic Origin	4,716	2,569	54.5%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	36,636	20,950	57.2%
1-Person	11,748	5,648	48.1%
2-Person	11,791	7,613	64.6%
3-Person	5,694	3,231	56.7%
4-Person	4,080	2,484	60.9%
5-Person	2,025	1,221	60.3%
6-Person	885	524	59.2%
7+ Person	415	230	55.4%

2025 Housing Affordability

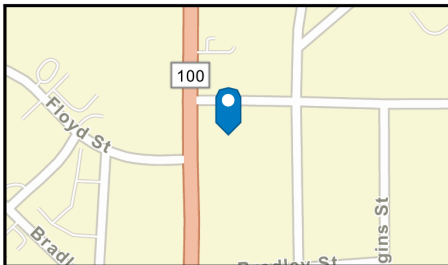
Housing Affordability Index	93
Percent of Income for Mortgage	25.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).





Ravi Sharma, Commercial Specialist

Phone: 252-349-0351

Email: ravi.c21.commercial@gmail.com

License: 338915



Jose Cruz, Commercial Broker

Phone: 9842398452

Email: jose.cruzcommercial@gmail.com

License: 312455



**CENTURY 21
COMMERCIAL.**

Triangle Group

CONTACT



252-349-0351



ravi.c21.commercial@gmail.com



1111 Hayne Street
Raleigh, NC, 27604, United States