



**FOR SALE**

# BURLINGTON RETAIL FOR SALE

## SALE PRICE

**\$450,000**

## ABOUT THE PROPERTY

- > Type: Restaurant For Sale
- > Lot size: 0.97 AC
- > Available SF: 2,164 SF
- > Notes: Situated in flood zone
- > Year Built: 1959
- > Zoning: Restaurant



1540 Maple Ave  
Burlington, NC 27215

## MARKETING AGENT

## LISTING AGENT

**KW COMMERCIAL**

**ACUNA REALTY**

THISPROPERTYAVAILABLE.COM

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## PROPERTY OVERVIEW

The space for sale at 1540 Maple Ave in Burlington was previously a spacious, local restaurant. The interior is made up of 2,164 SF with a full kitchen and grease trap. The building sits on 0.97 AC currently zoned for restaurant use.

## LOCATION OVERVIEW

The property located at 1540 Maple Ave in Burlington, NC is situated in a highly visible and accessible location that is well-suited for a variety of businesses. The surrounding area is a bustling commercial district with a diverse mix of businesses, including restaurants, retail stores, and service providers such as Burlington Outlet Village.

Population	1 Mile	3 Miles	5 Miles
Male	3,575	23,889	37,603
Female	4,222	27,903	42,634
Total Population	7,797	51,792	80,237

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,924	11,653	16,616
Ages 15-24	1,086	6,932	10,465
Ages 55-64	754	5,606	9,229
Ages 65+	903	7,799	13,121

Race	1 Mile	3 Miles	5 Miles
White	3,683	28,262	50,921
Black	2,243	14,852	18,519
Am In/AK Nat	39	236	288
Hawaiian	N/A	1	6
Hispanic	2,284	11,956	14,216
Multi-Racial	3,506	16,300	19,684

Income	1 Mile	3 Miles	5 Miles
Median	\$37,009	\$36,614	\$42,428
< \$15,000	896	4,142	5,426
\$15,000-\$24,999	405	3,103	4,388
\$25,000-\$34,999	413	3,065	4,441
\$35,000-\$49,999	727	3,585	5,234
\$50,000-\$74,999	520	3,853	6,021
\$75,000-\$99,999	68	1,490	2,856
\$10,000-\$149,999	54	1,247	2,642
\$150,000-\$199,999	16	195	519
> \$200,000	N/A	156	610

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,824	25,013	38,027
Occupied	3,353	22,083	33,823
Owner Occupied	1,430	11,608	20,094
Renter Occupied	1,923	10,475	13,729
Vacant	471	2,930	4,204



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