

# THE RETREAT @ 68

## RETAIL SPACE AVAILABLE

**68 THE RETREAT at Sixty-Eight**  
Phase 1 - 264 Units  
Phase 2 - 160 Units (Under Construction)

**Outparcel #3**  
±1.17 Acres Available

**Outparcel #2**  
±1.25 Acres Available

**Outparcel #1**  
19,950 SF Shopping Center (New Construction)

**GTCC**  
GUILFORD TECHNICAL COMMUNITY COLLEGE

**73 Business Center**  
600K SF Class A Industrial

**SHEETZ**  
MADE TO ORDER

**DEMOGRAPHIC HIGHLIGHTS**

	3 MILE	5 MILE	7 MILE
2023 POPULATION	17,078	45,614	129,322
2023 AVG HH INCOME	\$131,919	\$120,253	\$107,311
2023 HOUSEHOLDS	6,357	18,255	55,953

Highway NC-68 @ I-73 New Interchange  
Greensboro, NC 27409

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## PROPERTY SUMMARY

Location	Highway 68 at Highway 73 Greensboro, NC 27409
Market Area	Oak Ridge & Summerfield
Available Retail Space	±19,950 SF New Construction Retail Center
Available Outparcels	2 Outparcels for Ground Lease
Phase 1 Development	Includes "The Retreat at 68" apartment complex with 264 units
Phase 2 Development	Additional 160 multifamily units
Frontage	Highway 68
Zoning	PUD
Lease Type	NNN
<b>Lease Rate</b>	<b>Contact Broker For Details</b>



## PROPERTY HIGHLIGHTS

- Multiple retail opportunities sitting at the main entrance of a 53 Acre mixed use development
- Initial Phase 1 of the multifamily development consisted of 264 units.
- Phase 2 will be an additional 160 units breaking ground January of 2024
- Retail Opportunities are located at a signalized Intersection
- Located just off of exit 111 of I-73 and Hwy 68
- Excellent demographics in a submarket that is exploding with new development
- Across the street from the I-73 Business Center with 600,000 SF of Class A Industrial buildings
- Positioned just north of the Piedmont Triad International Airport
- Boom Supersonic to invest \$500 million with 1600 employees 1 mile east of the site
- Traffic Counts: 68,000 VPD (I-73); 32,000 VPD (Hwy 68)

## RETAIL OPPORTUNITIES

### 19,950 SF of New Construction Shopping Center Space

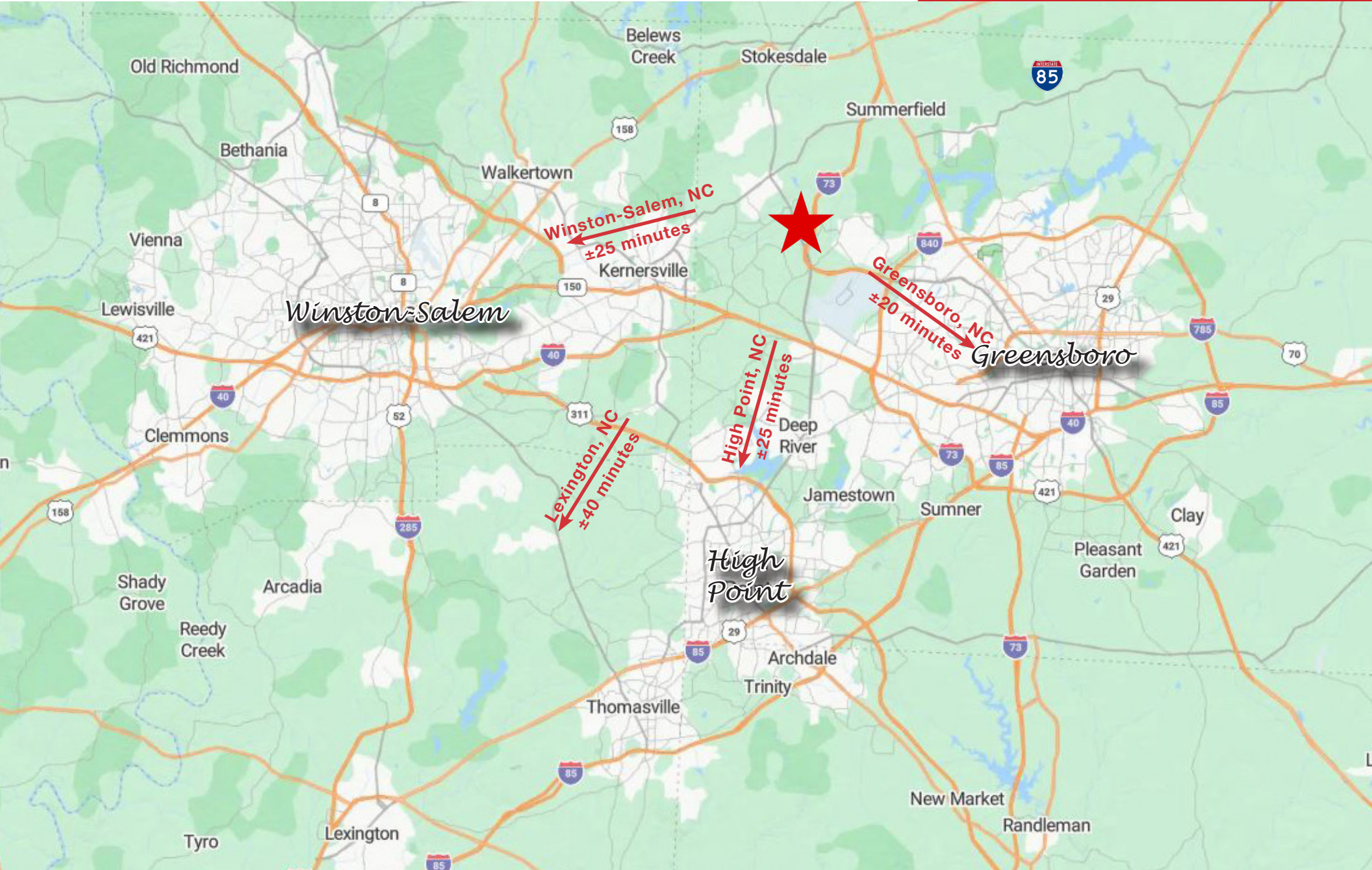
- Blank Canvas of SF opportunities up to 19,950 SF
- Underserved supply of multi-tenant retail in the immediate area complimented by strong demographics
- Potential patio seating available for end cap restaurant users
- Cold Dark Shell delivery with a TI package available for qualified tenants
- Lease Rate: Contact Broker for Details

### Outparcel Opportunities For Ground Lease

- 1.25 AC and 1.17 AC outparcels available on both sides of the signalized entrance to the Retreat @ 68
- Excellent opportunity for a Convenience store, Car Wash, QSR, Coffee Shop, and more
- Tremendous exposure on Hwy 68 with 32,000 VPD
- Ground Lease Rate: Contact Broker for Details

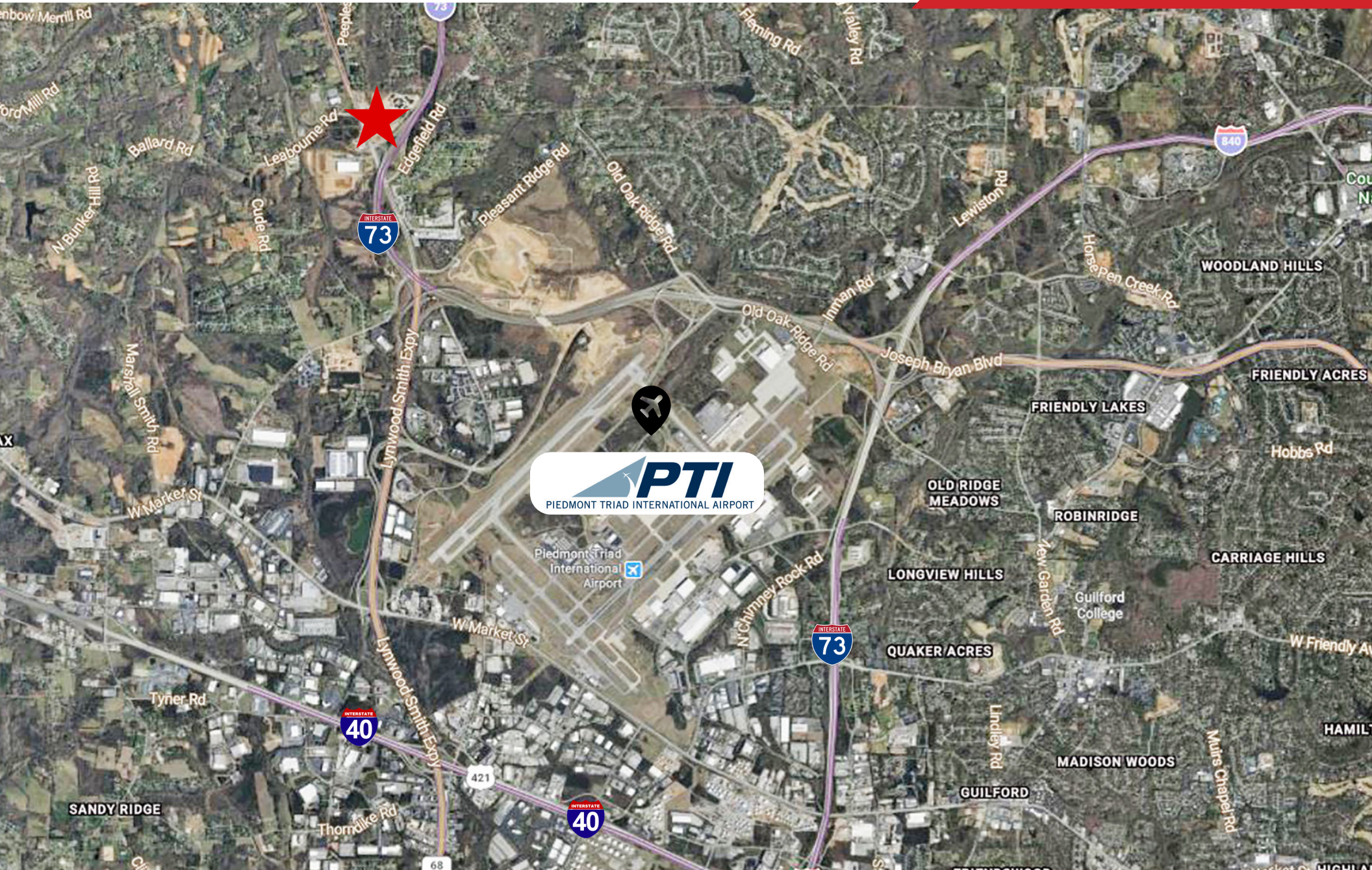
# REGIONAL MAP

**FOR LEASE**  
**RETAIL DEVELOPMENT**



# MARKET AERIAL

**FOR LEASE**  
**RETAIL DEVELOPMENT**

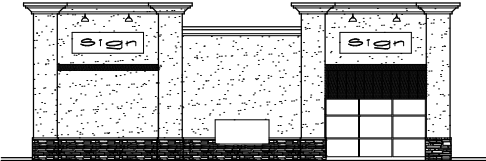


# SHOPPING CENTER ELEVATION

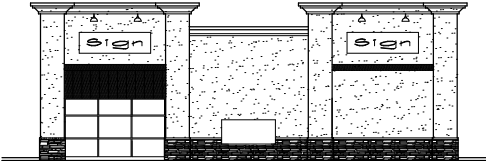
**FOR LEASE**  
**RETAIL DEVELOPMENT**



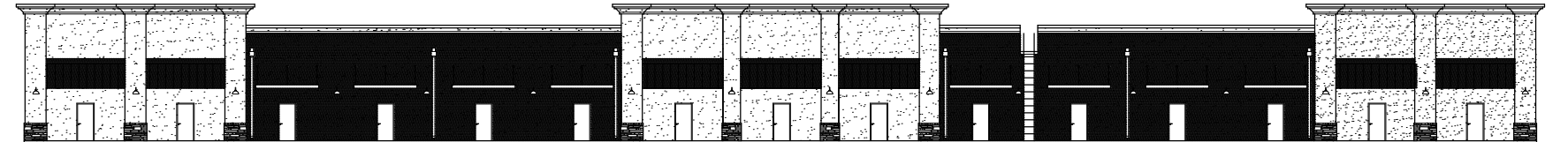
WEST ELEVATION  
3/32" = 1'-0"



NORTH ELEVATION  
3/32" = 1'-0"



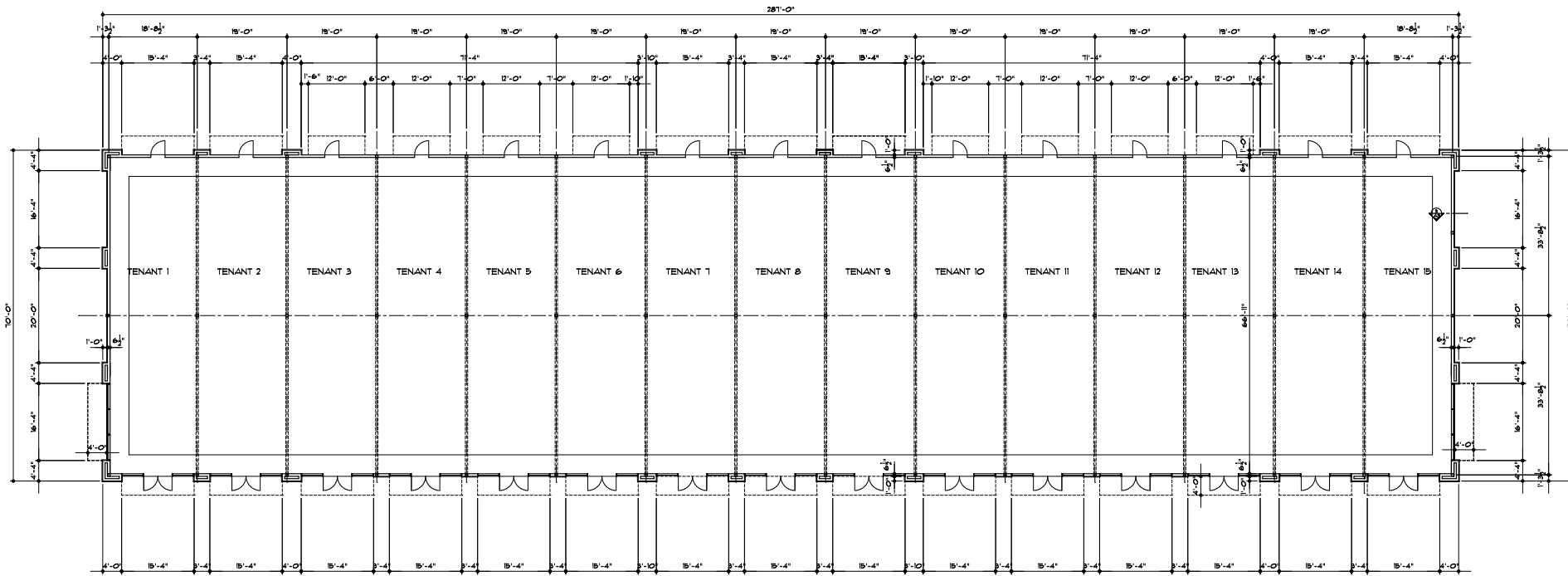
SOUTH ELEVATION  
3/32" = 1'-0"



EAST ELEVATION  
3/32" = 1'-0"

# SHOPPING CENTER FLOOR PLAN

**FOR LEASE**  
**RETAIL DEVELOPMENT**



## FLOOR PLAN

3/32" = 1'-0"

# SITE PHOTOS

**FOR LEASE**  
**RETAIL DEVELOPMENT**



# MARKET OVERVIEW

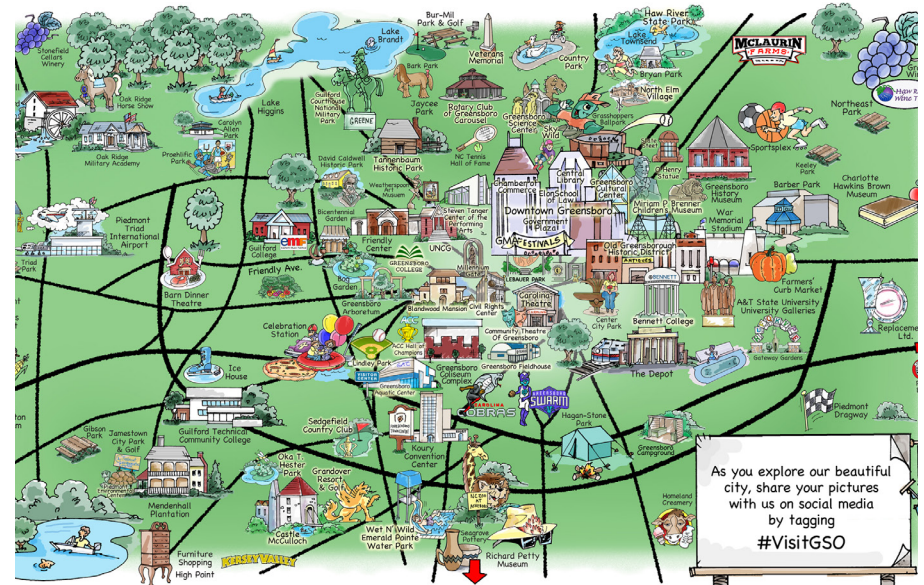
**FOR LEASE  
RETAIL DEVELOPMENT**

Greensboro, NC is the third-largest city by population in North Carolina. It is the largest city in Guilford County and the surrounding Piedmont Triad metropolitan region.

The opening of Elon University School of Law in 2006 has simulated significant redevelopment in Downtown Greensboro.

Development investments include First National Ball Field, and a variety of residential, office and large retail developments.

Major employers include Cone Health, the Honda Aircraft Company, Lorillard Tobacco Company, the International Textile Group, Volvo Trucks of North America, United States Postal Service, New Bridge Bank, Columbia Forest Products, Lincoln Financial Group and the Bank of America.





# MARKET OVERVIEW

**FOR LEASE**  
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# MARKET OVERVIEW

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## Distance to Major Cities

High Point, NC: ±17.2 miles  
Winston-Salem, NC: ±28.7 miles  
Asheboro, NC: ±30 miles  
Raleigh, NC: ±76 miles  
Charlotte, NC: ±92.5 miles  
Fayetteville, NC: ±106 miles

## Colleges

Bennett College  
Elon University School of Law  
Greensboro College  
Guilford College  
Guilford Technical Community College  
NC Agricultural & Technical State University  
UNC Greensboro

## Parks

The Bog Garden at Benjamin Park  
Gateway Gardens  
National Military Park  
The Greensboro Arboretum  
BurMil Park  
LeBauer Park  
Tanger Family Bicentennial



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