

THE RETREAT @ 68

RETAIL SPACE AVAILABLE

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

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

Outparcel #2
±1.25 Acres Available

Outparcel #3
±1.17 Acres Available

73 Business Center
600K SF Class A Industrial

GTCC
GUILFORD TECHNICAL COMMUNITY COLLEGE

DEMOGRAPHIC HIGHLIGHTS

	3 MILE	5 MILE	7 MILE
2025 POPULATION	18,488	47,424	131,679
2025 AVG HH INCOME	\$148,515	\$129,807	\$117,753
2025 HOUSEHOLDS	6,980	19,366	57,874

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

NAI Earle Furman

Geoff Beans
419 913 6903
gbeans@naief.com

Jake Scott
864 293 2886
jscott@naief.com

NAI Piedmont Triad

Robbie Perkins
336 358 3219
rperkins@naipt.com

Tammy Dixon
336 358 3239
tdixon@naipt.com

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
Lease Rate	Contact Broker For Details



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

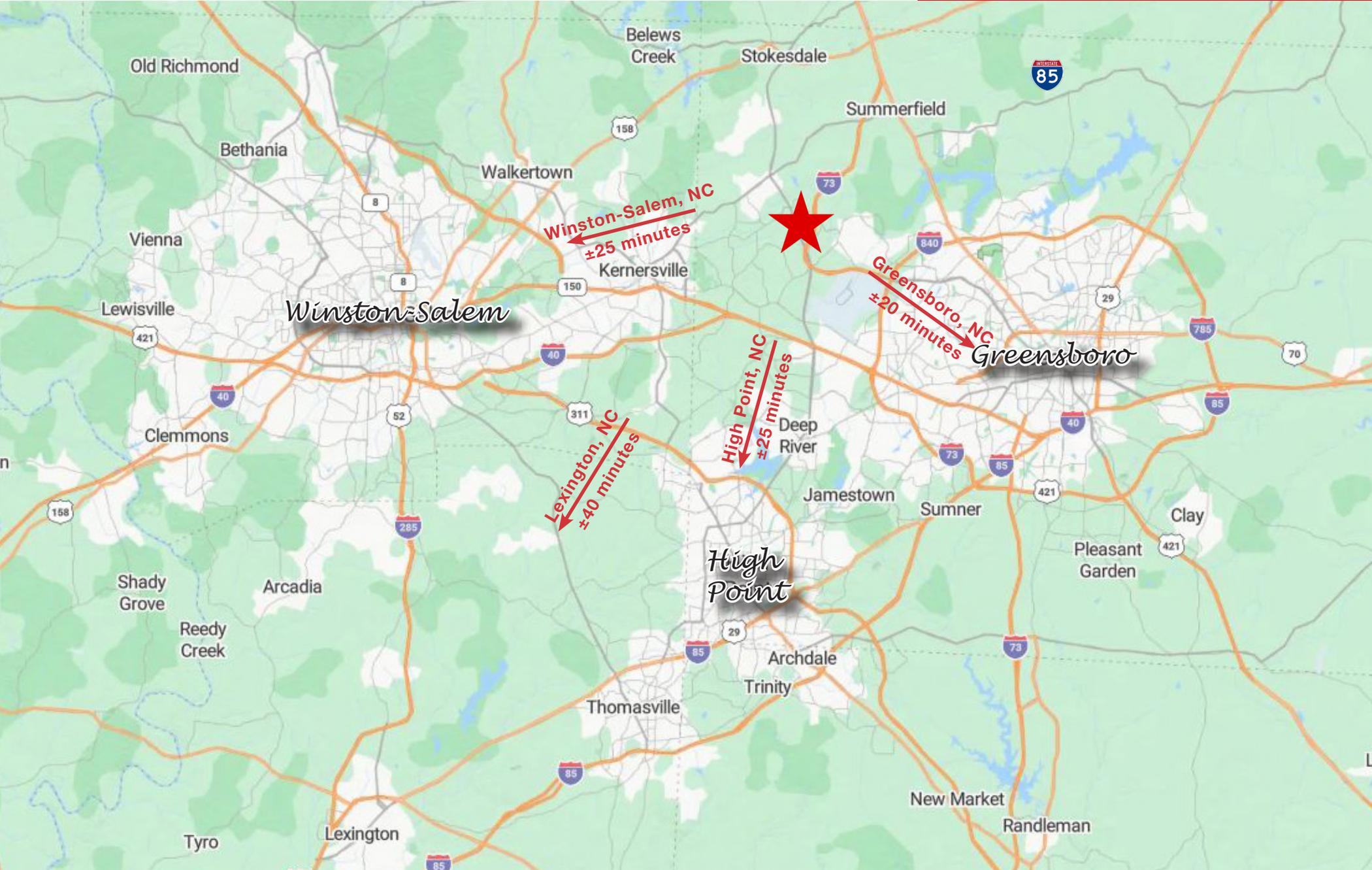
- Blank Canvas of SF opportunities up to 19,950 SF
- Underserved supply of multi-tenant retail in the immediate area complimented by strong demographics
- Potential patio seating available for end cap restaurant users
- Cold Dark Shell delivery with a TI package available for qualified tenants
- Lease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

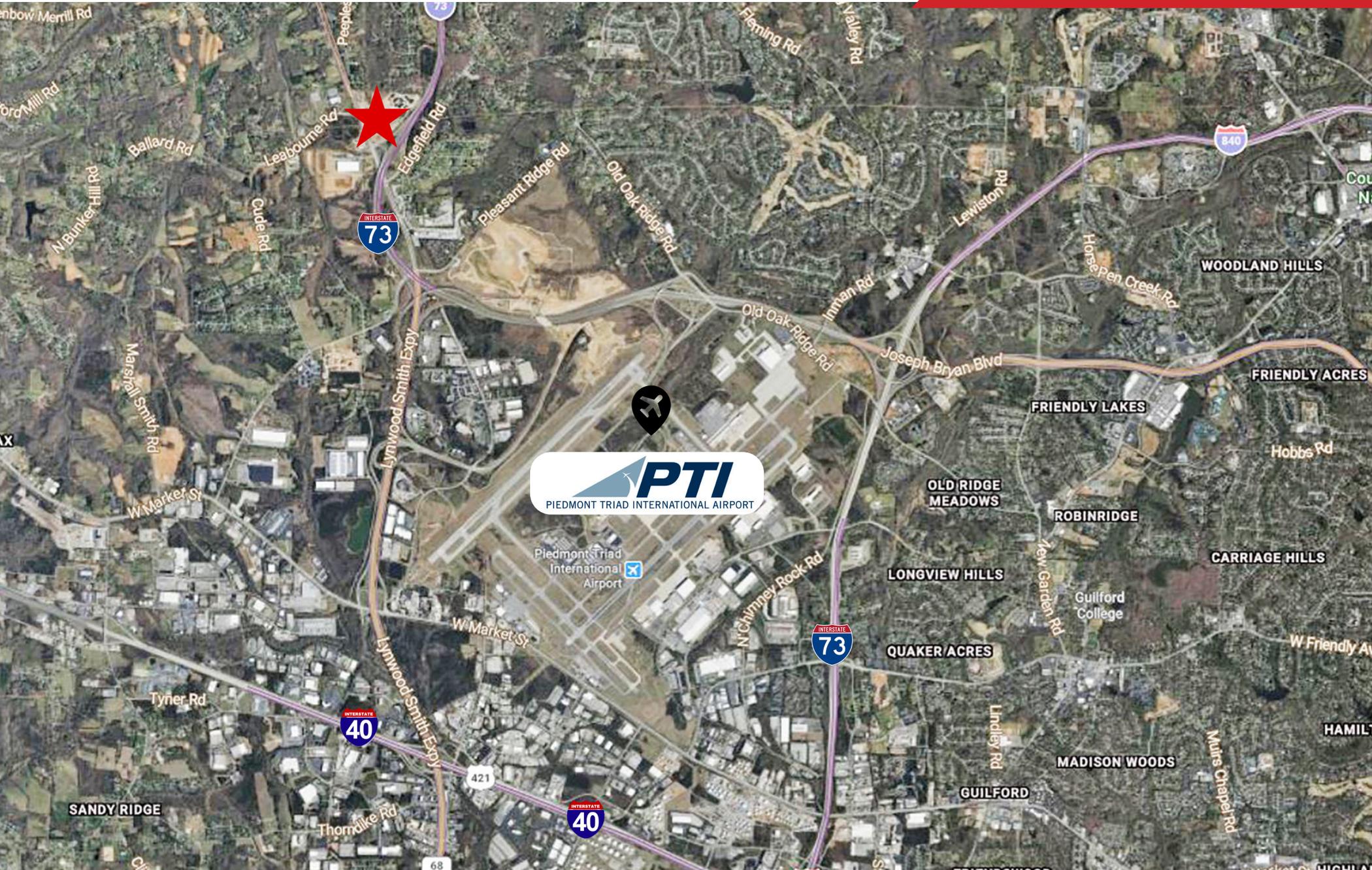
REGIONAL MAP

FOR LEASE
RETAIL DEVELOPMENT



MARKET AERIAL

FOR LEASE
RETAIL DEVELOPMENT



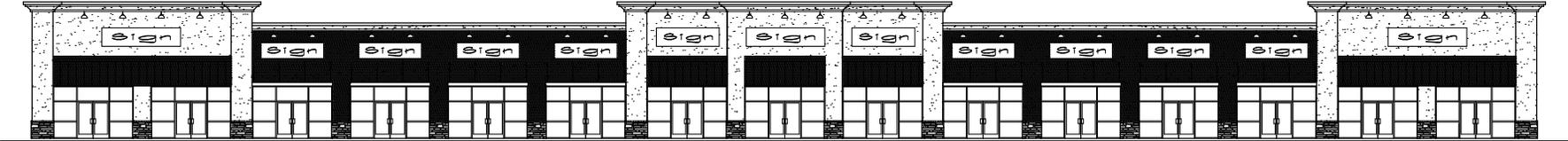
SHOPPING CENTER PROPERTY PHOTO

FOR LEASE
RETAIL DEVELOPMENT

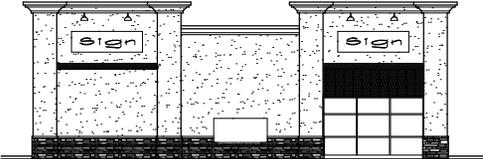


SHOPPING CENTER ELEVATION

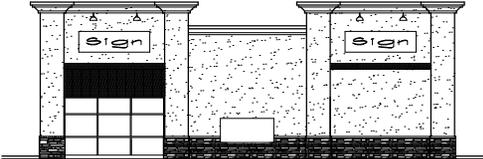
FOR LEASE
RETAIL DEVELOPMENT



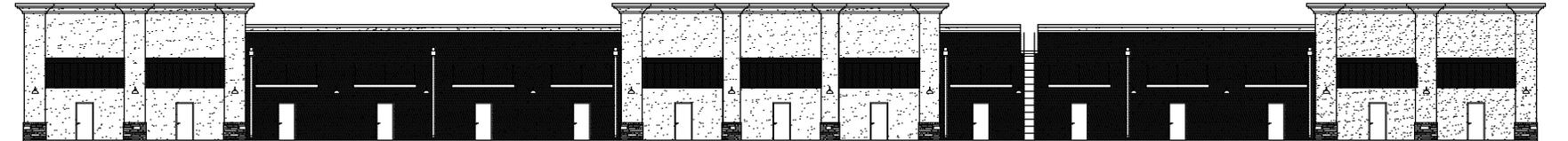
WEST ELEVATION
3/32" = 1'-0"



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



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



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

SITE PHOTOS

FOR LEASE
RETAIL DEVELOPMENT



MARKET OVERVIEW

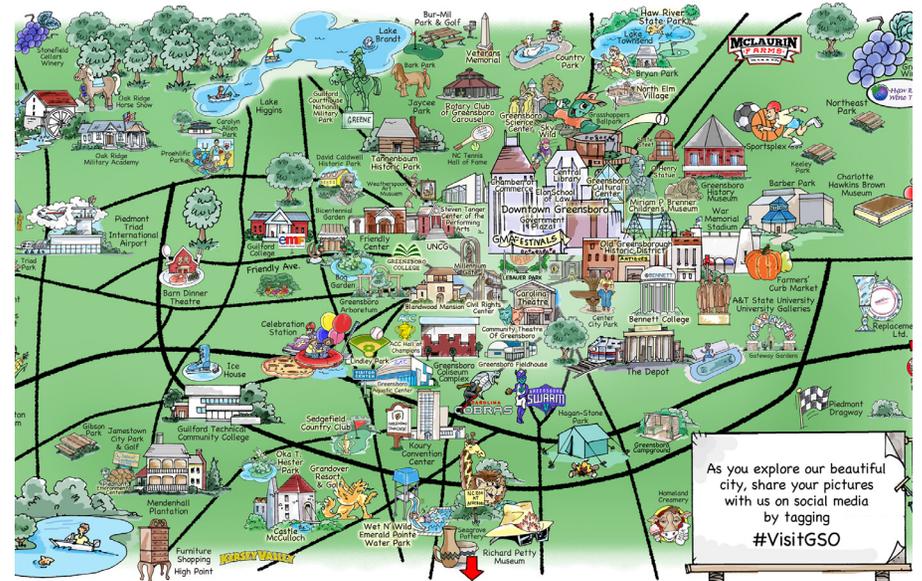
**FOR LEASE
RETAIL DEVELOPMENT**

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
RETAIL DEVELOPMENT**



MARKET OVERVIEW

FOR LEASE
RETAIL DEVELOPMENT



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



Geoff Beans
Shareholder

419 913 6903 | gbeans@naief.com



Jake Scott
Associate

864 293 2886 | jscott@naief.com



Robbie Perkins, CCIM, SIOR
Shareholder & Market President

336 358 3219 | rperkins@naipt.com



Tammy Dixon, SIOR, CCIM, CMB
Shareholder & Broker

336 358 3239 | tdixon@naipt.com

NAI Earle Furman

101 E. Washington St | Suite 400 Greenville, SC 29607

NAI Piedmont Triad

348 N Elm St | Greensboro, NC 27401

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.