

# Sixty-Eight Place Development Opportunity

1429 NC Highway 68 N | Oak Ridge, NC 27310

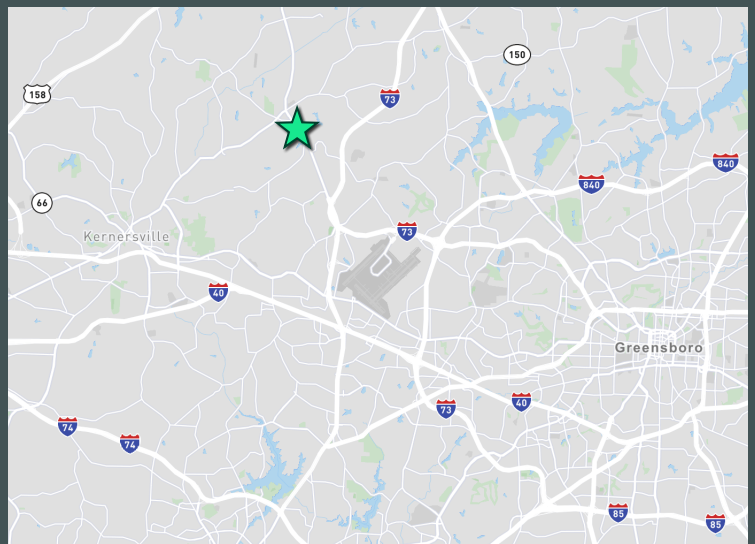
[www.cbre.com/triad](http://www.cbre.com/triad)

0.85± Acre Pad Ready Development Site Near Established Retail Intersection



## Site Information

- + **Asking Price:** Call For Pricing
- + **Site Size:** 0.85± Acres
- + **Parcel ID:** 162851
- + **Zoning:** HB (Highway Business)
- + **Pad ready site with existing water, sewer, parking & lighting**
- + **Approved plans to build a two story 18,000 SF building**
- + **Owner is also open to ground lease or build-to-suit**
- + **Close proximity to schools, residential, and retail, including Lowes Foods anchored shopping center**



## Contact Us

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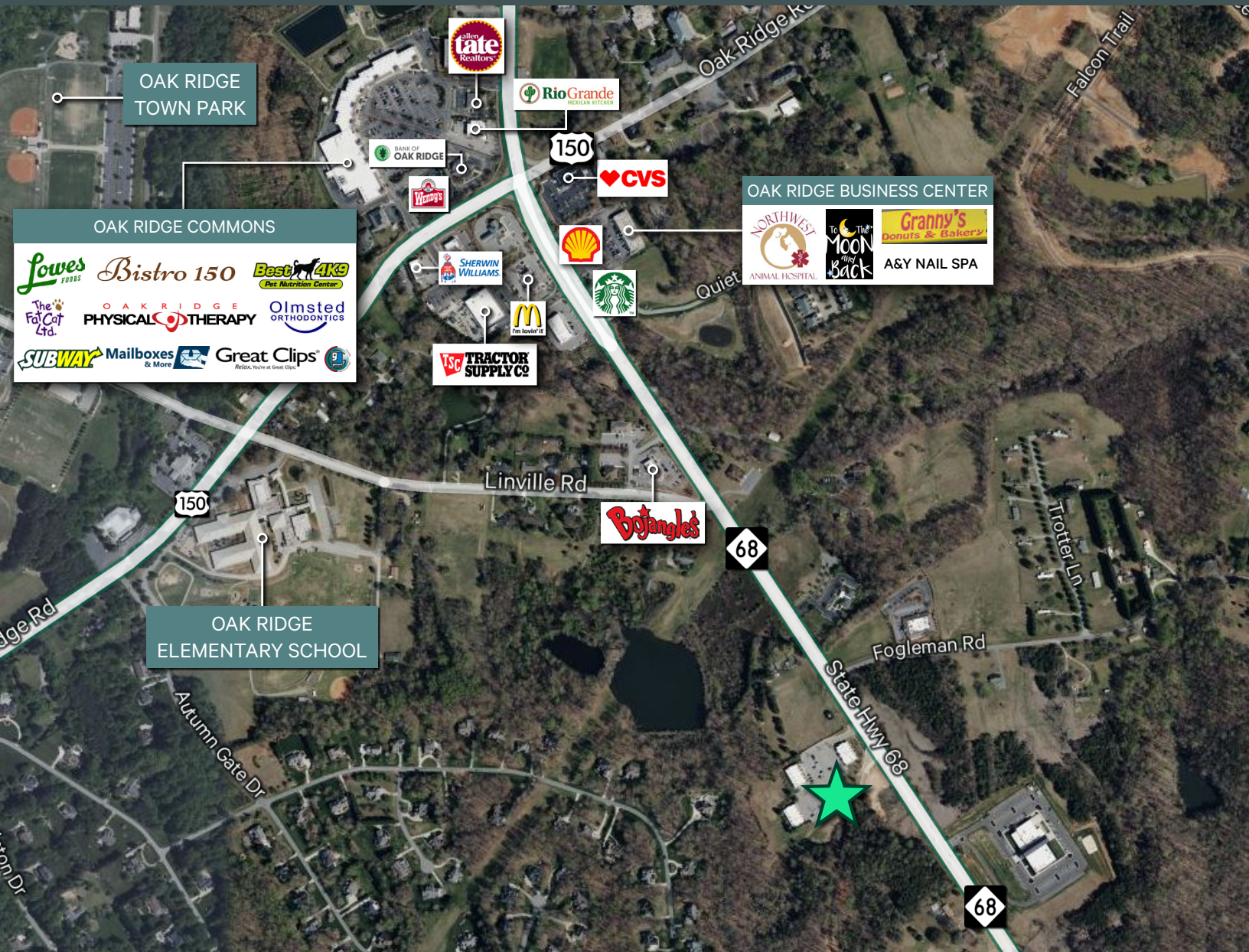
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# Location Overview



2025 Demographics	1 Mile	3 Miles	5 Miles
Population	1,555	14,773	42,432
Daytime Population	1,777	11,300	34,296
Median Age	46.4	43.6	42.6
Households	542	5,139	15,911
Average HH Income	\$209,958	\$180,353	\$150,019
Average Home Value	\$572,357	\$536,073	\$447,843

\*Source: CBRE Fast Reports

Traffic Counts	
Highway 68	14,500 VPD
Oak Ridge Road	9,700 VPD
Linville Road	5,200 VPD

\*Source: NCDOT