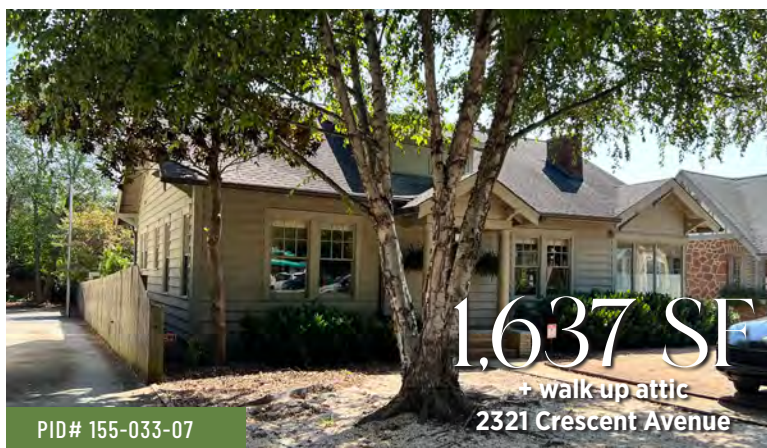


FOR SALE EASTOVER ASSEMBLAGE

2321 CRESCENT AVE. | 2325 CRESCENT AVE. | 119 CHEROKEE RD.



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Rare Eastover infill Development Opportunity in the wealthiest zip code in the Carolinas. These three parcels are surrounded by some of the grandest homes in Charlotte and in close proximity to a number of new developments including The Regent, Charlotte Pipe & Foundry's new Training Facility, Chase Bank's new Eastover Branch, and a number of other new developments either under construction or soon to be completed.

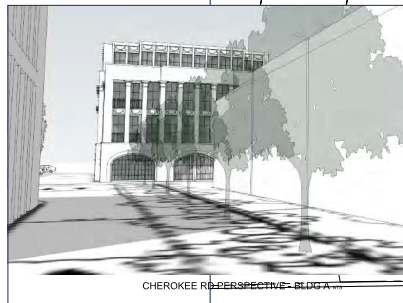
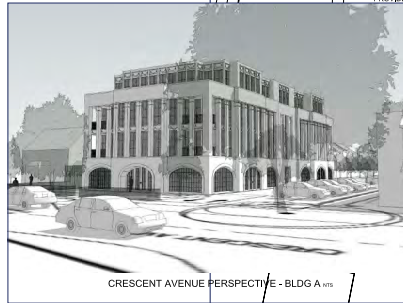
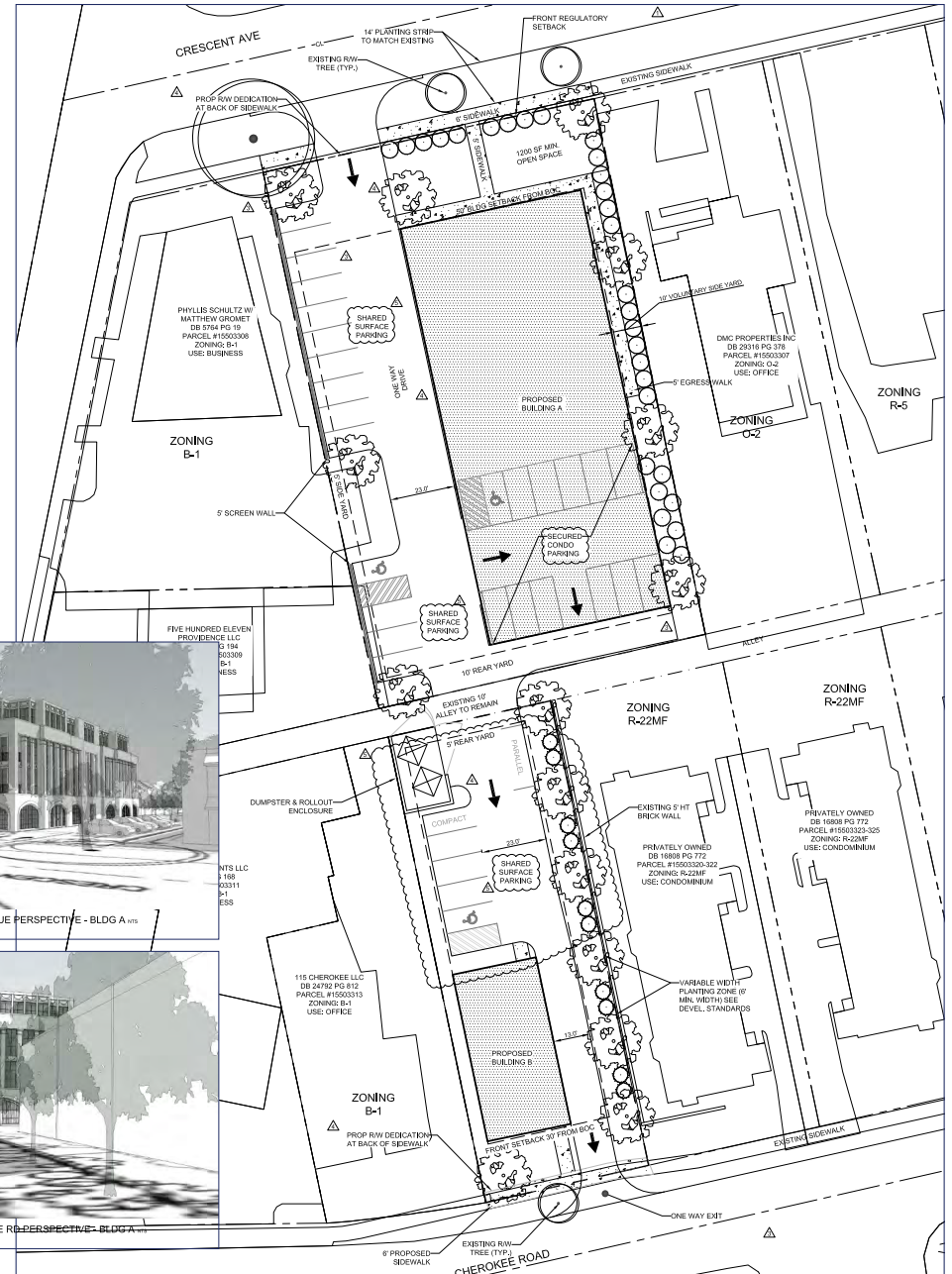
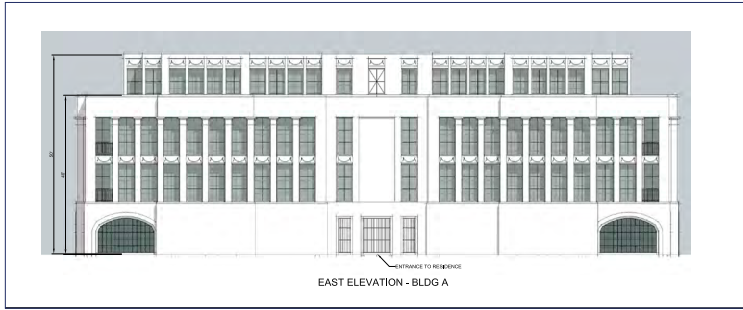
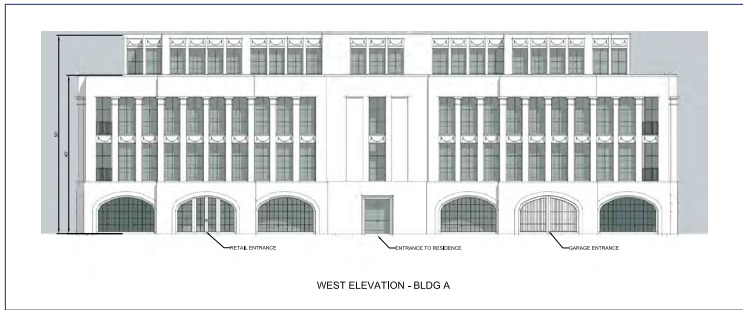
This Property benefits from being just off Providence Road/Fourth Street with extremely high traffic counts, as this artery leads into Charlotte's CBD. Two of the three parcels are favorably zoned and entitled for up to 12 residential condos with ground-level retail. The third parcel, facing Cherokee Rd., has been remodeled and currently occupied by one Charlotte's most notable interior designers. The Property is currently 100% occupied through end of 2026, offering a developer income while development plans are set into place.



FEATURES

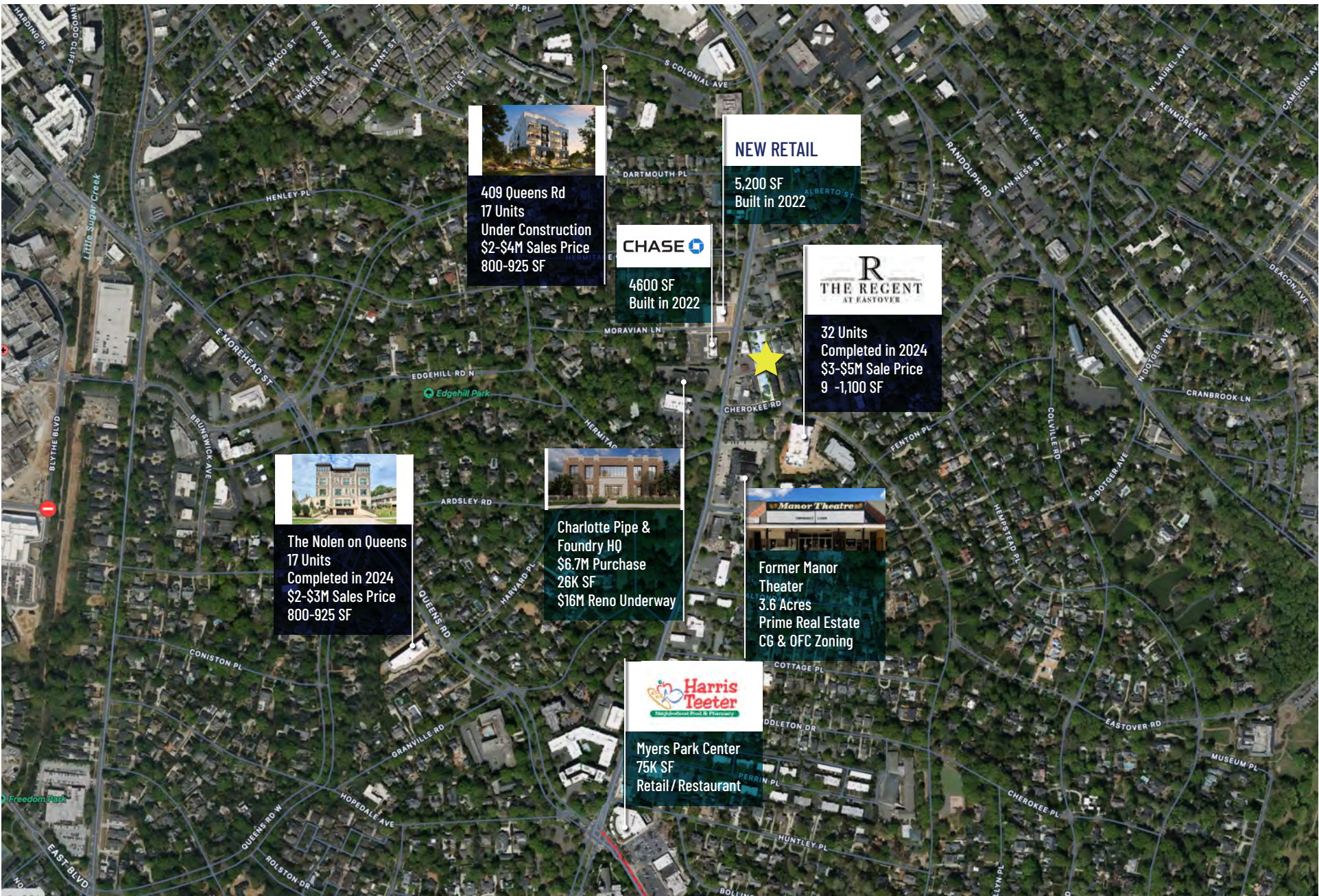
- Great location right off heavily trafficked Providence Road, a major artery into Uptown
- In place income with leases expiring in 2026
- Value add Office/Retail opportunity
- Approved rezoning plan for high end development
- Rare opportunity in Eastover/Myers Park
- \$180k per capita income and \$1.5M average home value
- Walkable neighborhood
- 0.75 Total acreage

Zip Code	2024 Average Net Worth	2024 Average Home Value	2024 Average Household Income	2024 Average Disposable Income	House Over \$1.5M
28207	\$3,912,011	\$1,321,723	\$273,333	\$165,131	30.7%
28211	\$2,016,892	\$868,293	\$193,736	\$125,101	6.4%
28209	\$1,190,130	\$731,405	\$156,575	\$105,658	2.8%
28203	\$691,102	\$857,791	\$148,287	\$100,387	1.9%
28204	\$482,653	\$751,116	\$131,913	\$90,491	1.1%
28205	\$635,625	\$527,025	\$111,285	\$80,252	0.5%



ZONING

- NS (Neighborhood Services)
- Rezoned in 2018 (RZ 2017-050)
- [Link to rezoning plan](#)
- Proposed Use: Residential, Office, Retail
- Approved Development
 - **AREA A**
 - 0.525 Acres
 - Allows 10 Residential units and 4,000 SF Retail/Office
 - Up to 12 Residential units if Retail/Office removed
 - **AREA B**
 - 0.225 Acres
 - 3,600 SF Office





409 Queens Rd
 17 Units
 Under Construction
 \$2-\$4M Sales Price
 800-925 SF


NEW RETAIL
 5,200 SF
 Built in 2022



4600 SF
 Built in 2022


32 Units
 Completed in 2024
 \$3-\$5M Sale Price
 9 -1,100 SF

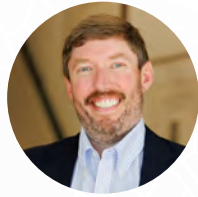

The Nolen on Queens
 17 Units
 Completed in 2024
 \$2-\$3M Sales Price
 800-925 SF


Charlotte Pipe & Foundry HQ
 \$6.7M Purchase
 26K SF
 \$16M Reno Underway


Former Manor Theatre
 3.6 Acres
 Prime Real Estate
 CG & OFC Zoning


Myers Park Center
 75K SF
 Retail / Restaurant





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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.