

Infill Opportunity in Eastover

215 Providence Road & 204 Phil Aull Place

\$3,000,000



- .399 acres
- Zoned for Office Retail Residential
- Adjacent to Colonial Park w/ Pickleball Courts
- Walkable to Medical Services, Banking, Restaurants and Retail
- Direct access to Uptown and I-277

Charlotte's wealthiest enclave is the **28207 ZIP code**, which includes parts of the Myers Park and Eastover neighborhoods. That's according to an analysis by The Business Journals and its 2024 wealth index.

28207

2024 Average Net Worth	\$3,912,011
2024 Average Home Value	\$1,321,723
2024 Average Household Income	\$ 273,333
2024 Average Disposable Income	\$ 165,131

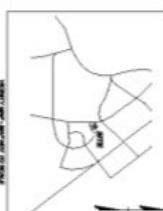


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215 Providence Road & 204 Phil Aull Place

PROPERTY SURVEY

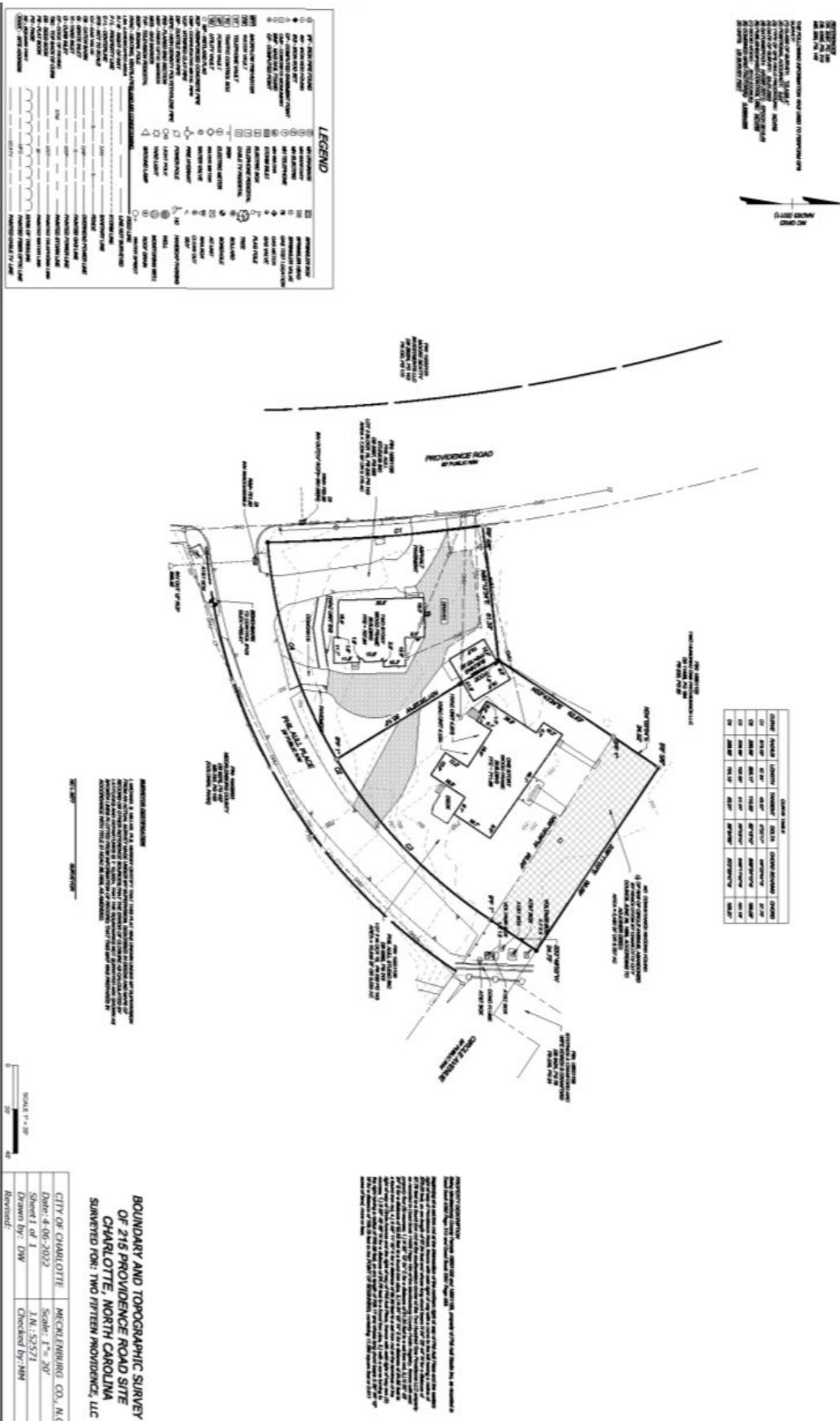


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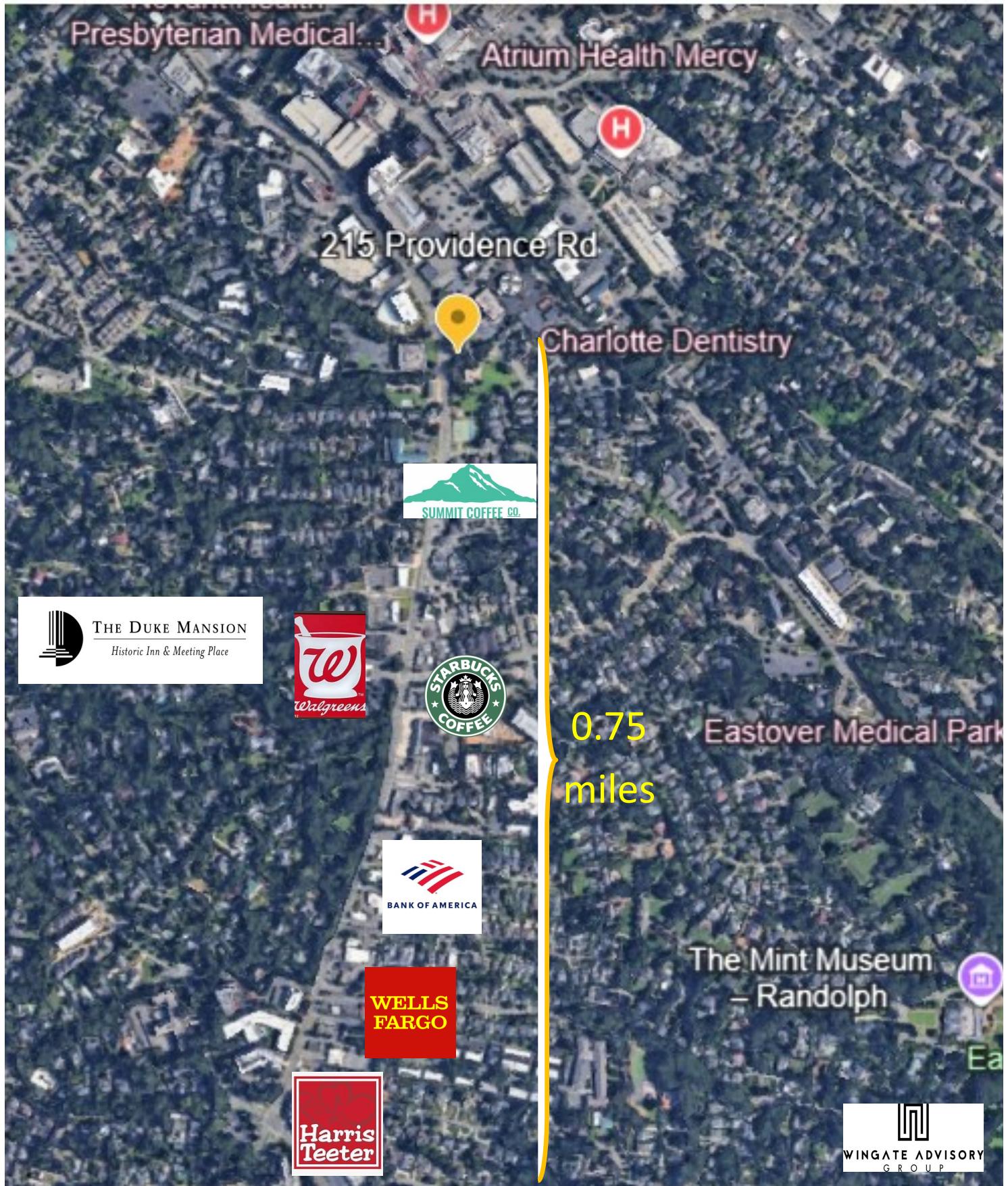
BOUNDARY AND TOPOGRAPHIC SURVEY
OF 215 PROVIDENCE ROAD SITE
CLAYBROOK, SOUTH CAROLINA

STATE, NORTH CAROLINA
SURVEYED FOR: TWO FIFTEEN PROVIDENCE, LLC

CITY OF CHARLOTTE **MECKLENBURG CO., N.C.**
Date: 4-05-2022 **Scale: 1" = 20'**
Sheet 1 of 1 **J.N. #52571**
Drawn by: DW **Checked by: MM**
Revised by:

215 Providence Road & 204 Phil Aull Place

Location Map



215 Providence Road & 204 Phil Aull Place

Approved RZ Petition 2021-277 NC (CD) Zoning Conditions

Purpose

The purpose of this Rezoning application is to provide for the development. The application seeks the rezoning of this site from the OFC district as a Neighborhood Center conditional district (NC CD).

General Provisions

Future development of the site will be controlled by the standards of the Charlotte Zoning Ordinance.

Permitted Uses

Dwelling – Live Work

Dwelling – Duplex

Multi-family Dwelling Attached Unit

Multi-family Dwelling Stacked Unit

Art Gallery

Financial Institution

Office

Personal Service Establishment

Coffee/Tea Shop

Wine Shop

Retail Goods Establishment

Retail Goods Showroom

Prohibited Uses

All uses, other than those defined as Permitted Uses, allowed in zoning district NC, according to City of Charlotte Unified Development Ordinance; Part VII, Uses; Article 15, Use Regulations.

Additional Conditions

Any commercial or business establishment located on this property must close for business by 6:00 pm, Monday through Sunday.



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