

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

28207

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.

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

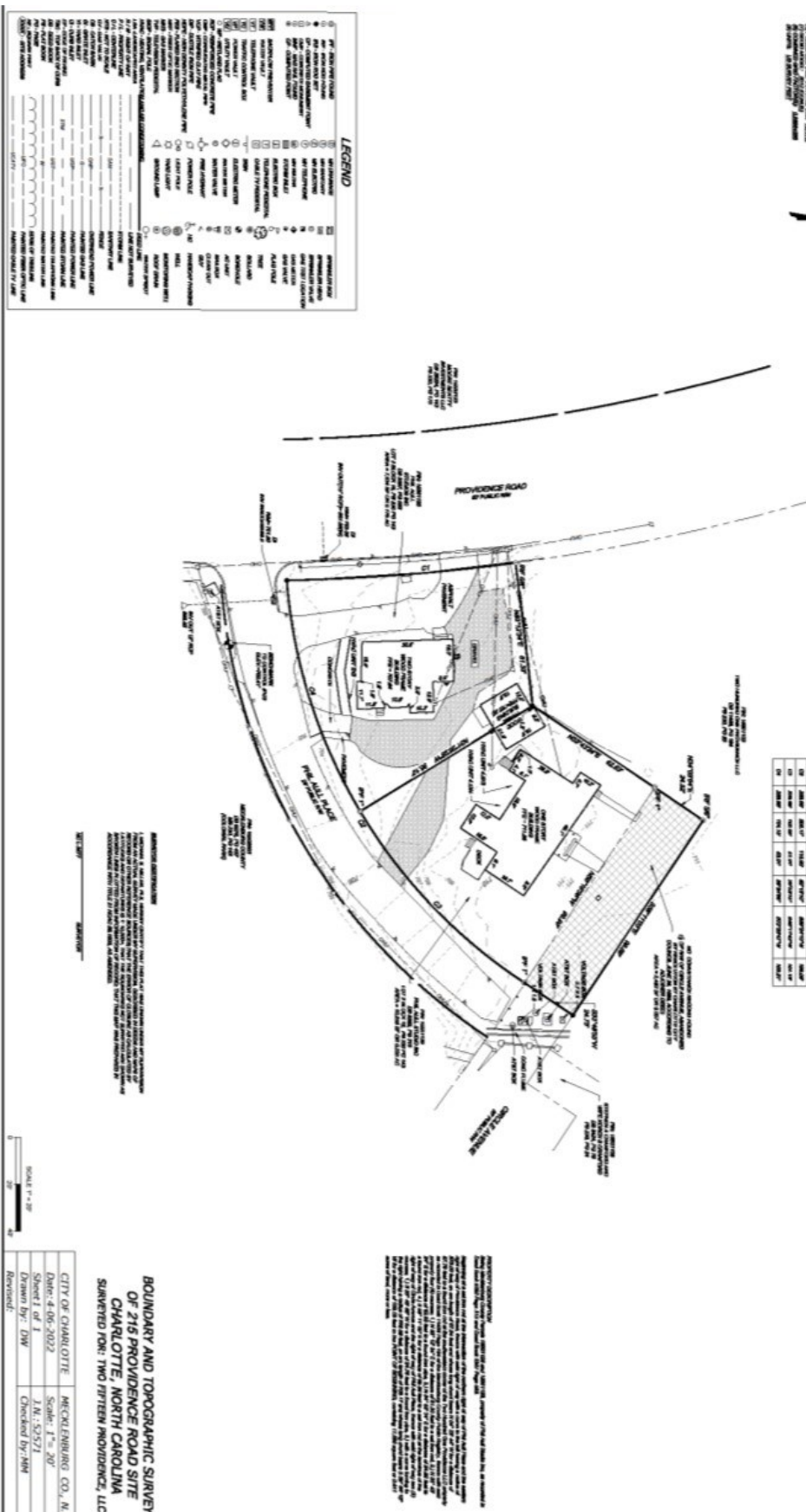


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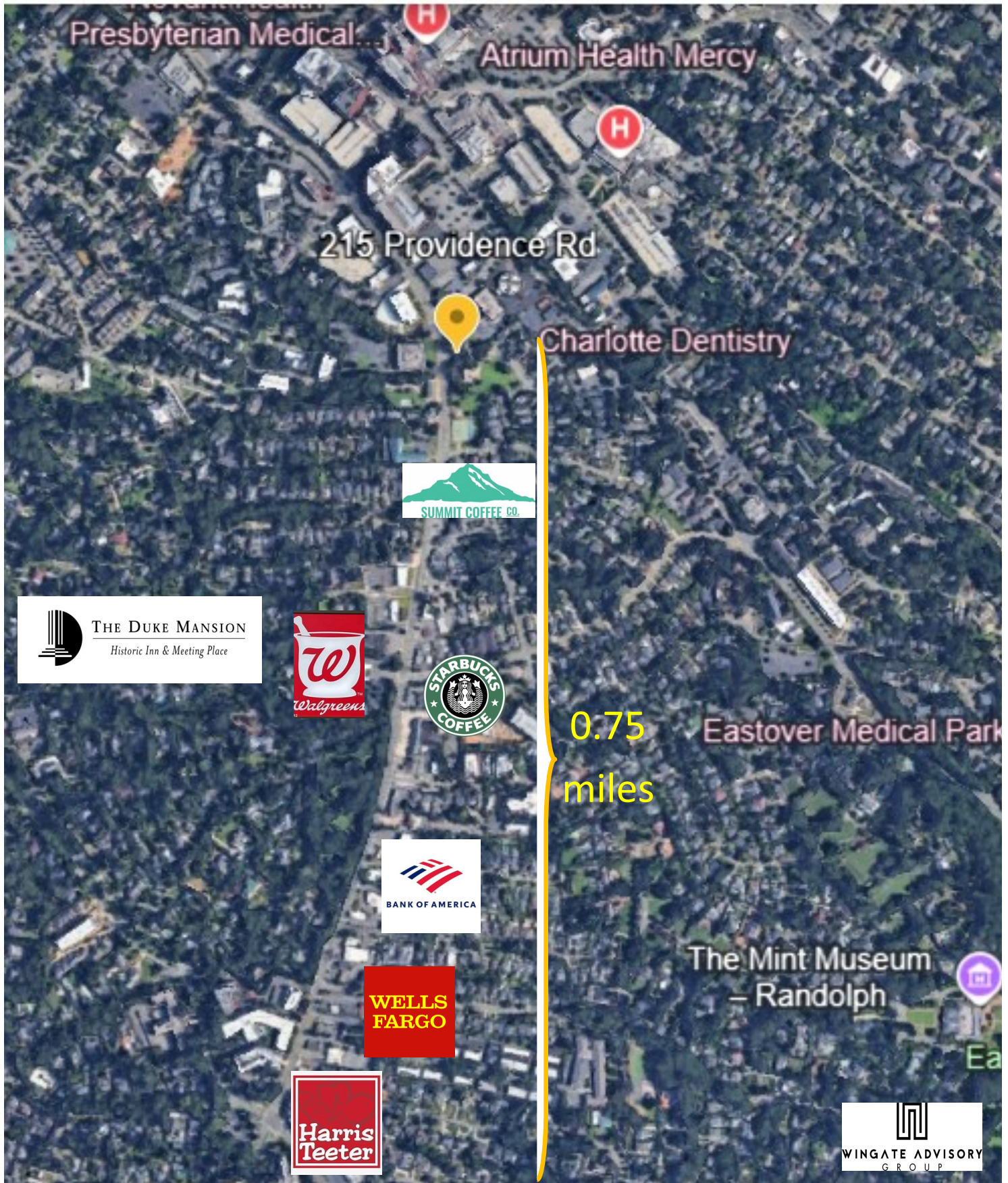
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PROPERTY SURVEY



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Location Map



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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.