



725

PROVIDENCE
ROAD

An architectural rendering of a modern, multi-story building with a white facade and large, multi-paned glass windows. The building is situated on a street corner. The address number '725' is prominently displayed in large, gold-colored numerals on the second floor. The ground floor features several retail storefronts with signs for 'JEWELERS', 'APPAREL', and 'GIFTS & STATIONERY'. A small tree in a planter sits on the sidewalk in front of the building. People are shown walking on the sidewalk, and a dog is being walked. The sky is clear blue with some light clouds. The overall style is clean and contemporary.

OVERVIEW

Discover the perfect blend of modern office space and ground-floor retail amenities at 725 Providence Road. Ideally situated between Myers Park and Eastover, this premier location offers seamless access to Uptown Charlotte and I-277. Currently undergoing a thoughtful restoration and enhancement, the building will feature upgraded interiors, new exterior facade and lobby, and an exterior restaurant patio.

RENDERING

Eastover | Myers Park

Myers Park and neighboring Eastover are two of Charlotte's most affluent and sought after residential neighborhoods. With 100-year-old oak trees lining the streets and rows of stunning homes, they are easily two of the most beautiful neighborhoods in the Queen City.

Conveniently located near center city Charlotte, it is remarkably walkable and features a cluster of specialty shops, galleries, and neighborhood eateries. Anchored by the stately Queen's University, this area also boasts the elegant Duke Mansion, The Mint Museum and Freedom Park among its attractions.





PROVIDENCE ROAD CORRIDOR

Located along the Providence Road corridor, the area is well-connected to surrounding residential neighborhoods and is adjacent to the Manor Theatre redevelopment site, as well as several existing local favorite restaurants.

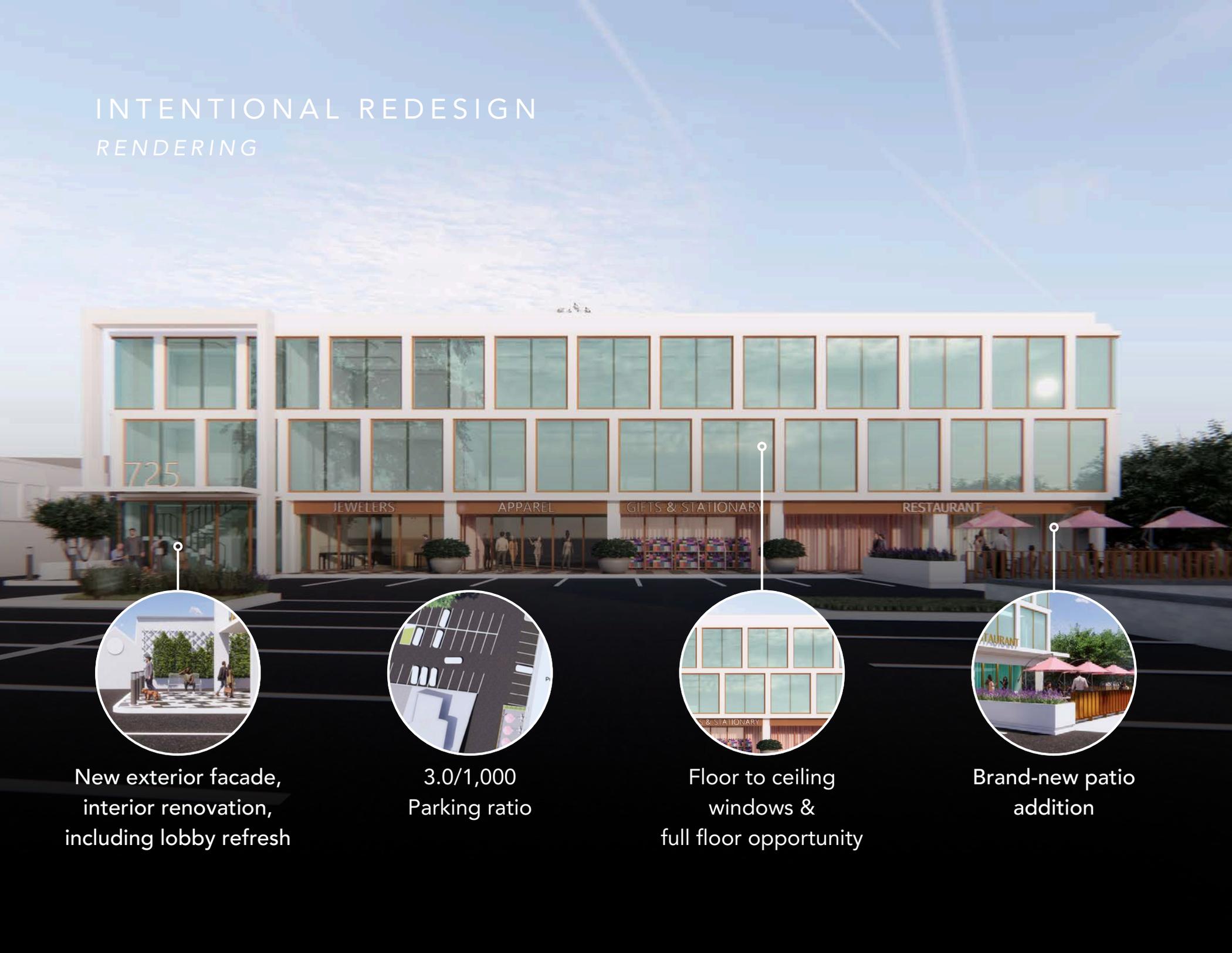
SITE PLAN



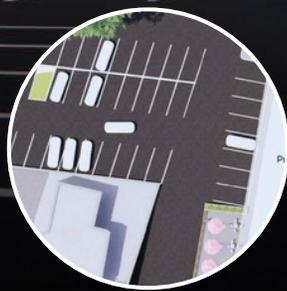
KEYED NOTES

- 1 New front entry plaza
- 2 Resurface parking lot
- 3 Proposed restaurant patio
- 4 64 Parking Spaces

INTENTIONAL REDESIGN RENDERING



New exterior facade,
interior renovation,
including lobby refresh



3.0/1,000
Parking ratio



Floor to ceiling
windows &
full floor opportunity



Brand-new patio
addition

FLOOR PLANS

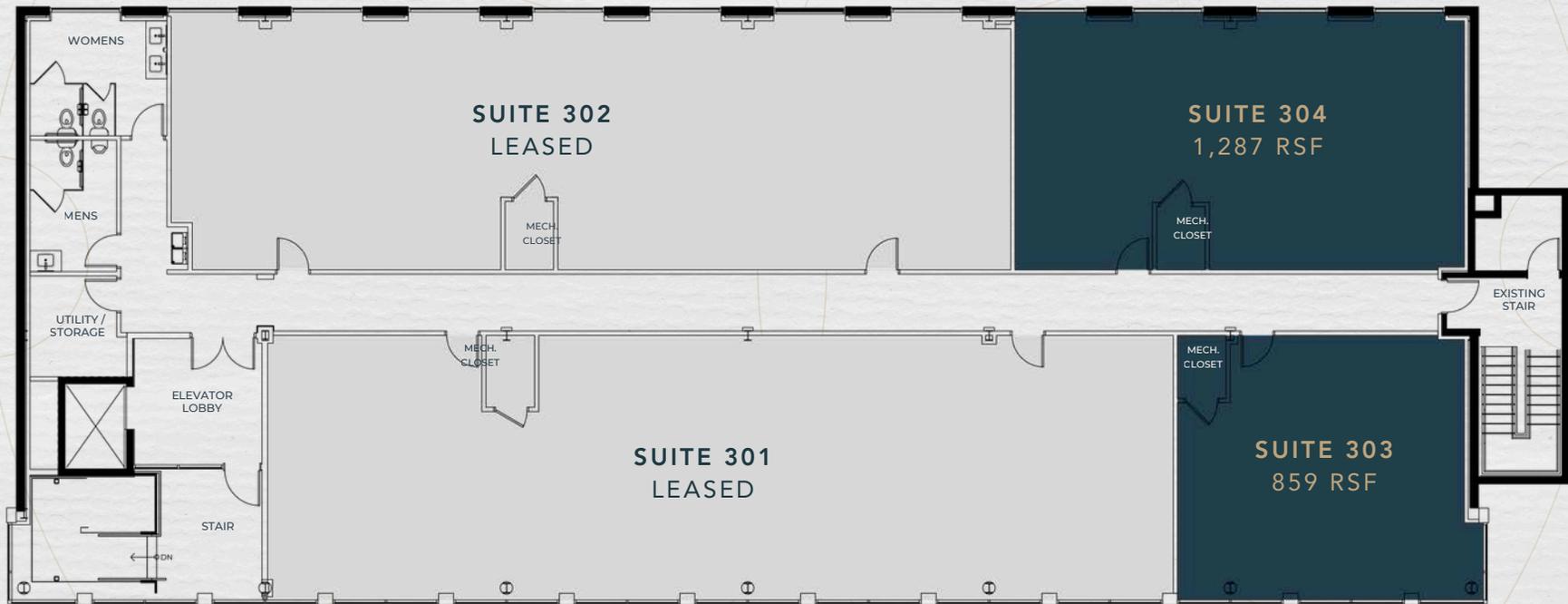
SECOND FLOOR



Demising walls can be relocated to adjust for square footage.

FLOOR PLANS

THIRD FLOOR



Demising walls can be relocated to adjust for square footage.

PROPOSED INTERIOR RENDERINGS



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 GET IN TOUCH 

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Rendered photos and square footage are subject to change.