

Ashley Rd. & Alleghany St. Corner

Approximately 9.5 Acres For Sale

Multifamily Assemblage in Ashley Park



Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

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- Ashley Park is an urban neighborhood seeing strong growth and redevelopment

- Approximately 6.25 acres zoned R-12 and approximately 3.25 acres zoned R-17

- 8 minutes from Uptown

- Great proximity to schools

- Several MF, Townhome and Senior Living projects in planning stages nearby

- Approximately 13 acres can be combined with this property for total of roughly 22.5 acres

Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Properties" at www.ProvidenceCommercial.com

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R-12

R-17

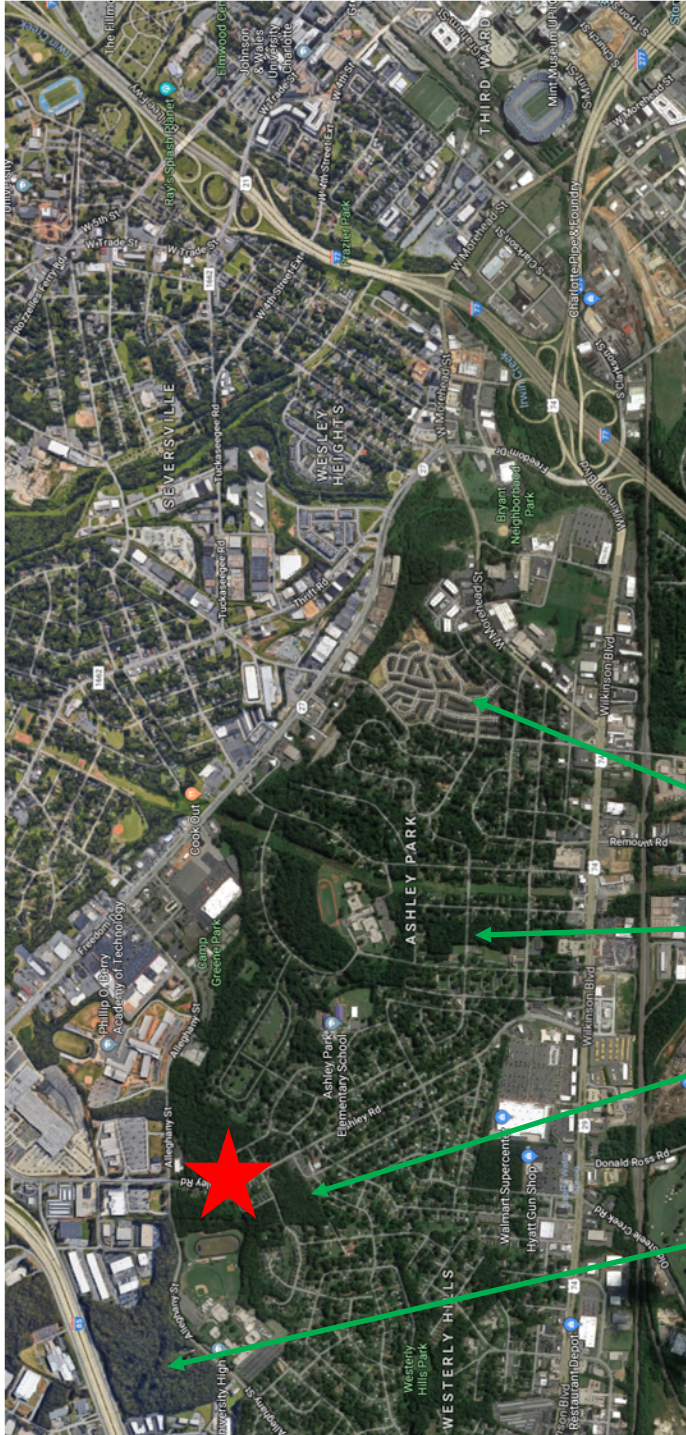


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Demographics	1 mile	3 mile	5 mile
Total Population	8,385	67,950	164,352
Daytime Population	6,726	48,836	218,813
Average HH Income	\$30,337	\$49,733	\$67,442

Ryan Home's Bryant Park townhome project

Under contract to Ryan Homes

Vibrant Ashley Park's proposed 60 senior apartments with 48 family units

Pedcor's proposed 200 unit apartment project