

DEVELOPMENT OPPORTUNITY

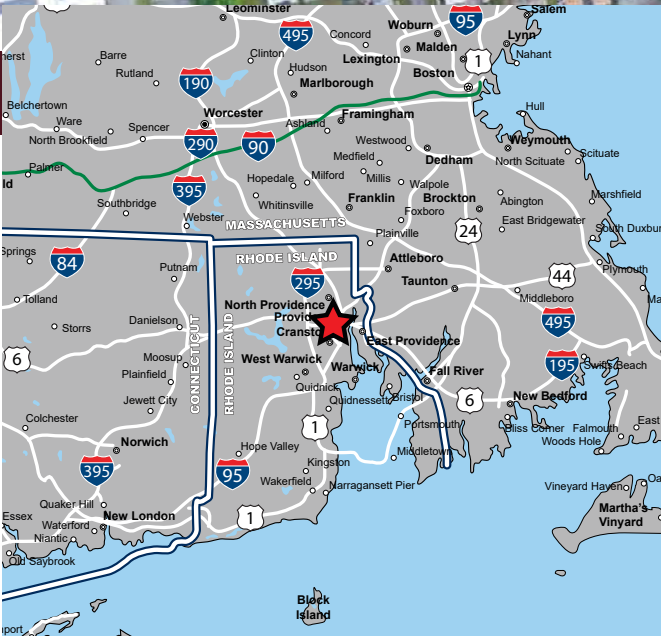
3 Malcolm Street - North Providence, Rhode Island



GROUND LEASE OPPORTUNITY

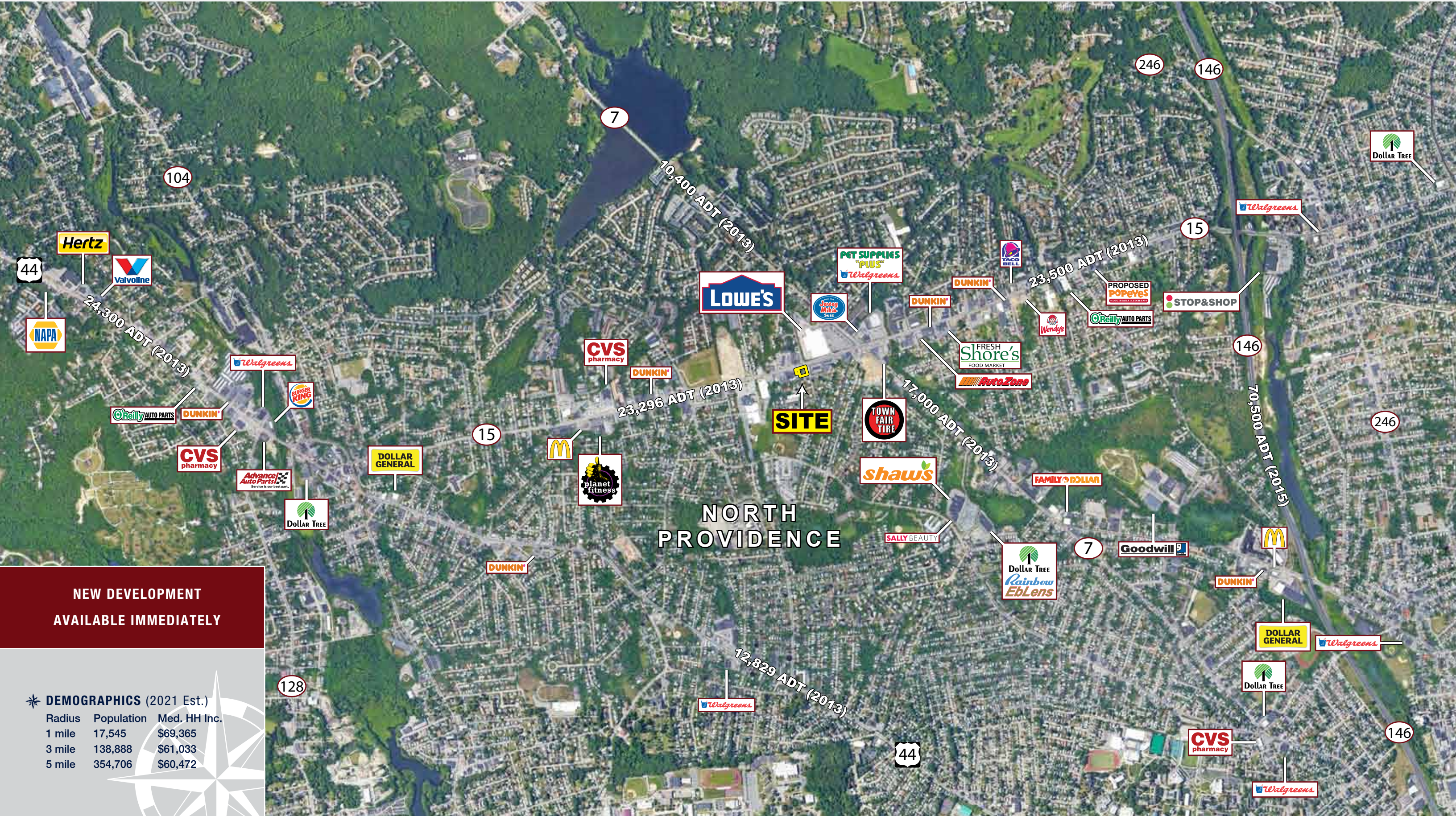
PROPERTY HIGHLIGHTS

- » Available for Ground Lease
- » Permitted for Drive-Thru
- » High Visibility Location
- » High Traffic Counts
- » Strong Demographics
- » Multiple Configurations Available
- » Ideal for Bank, Coffee, Quick Service Restaurant, Retail, Medical/Dental



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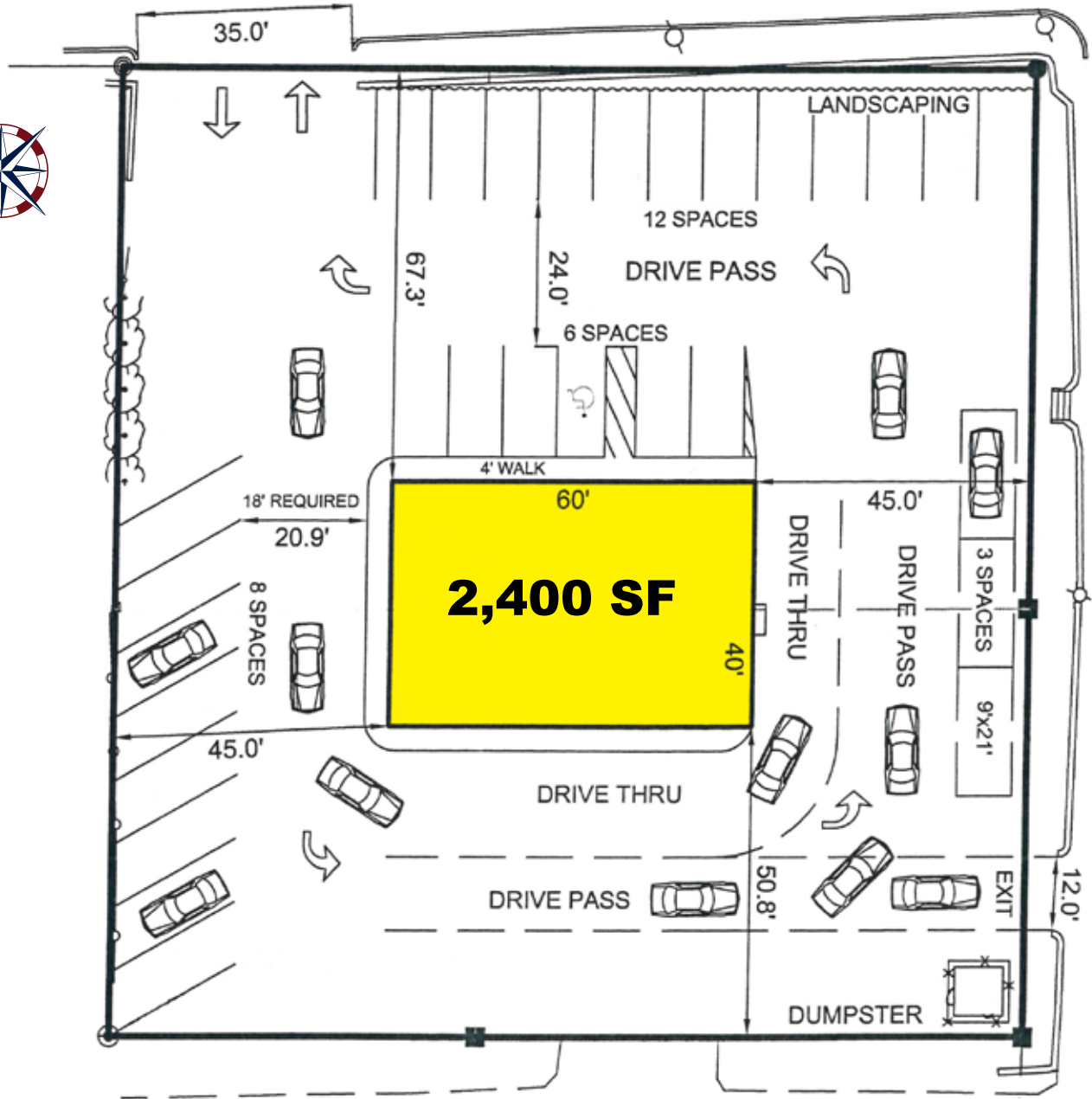
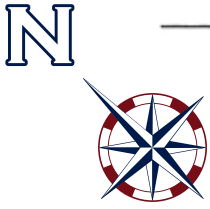
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**NEW DEVELOPMENT
AVAILABLE IMMEDIATELY**

★ DEMOGRAPHICS (2021 Est.)

Radius	Population	Med. HH Inc.
1 mile	17,545	\$69,365
3 mile	138,888	\$61,033
5 mile	354,706	\$60,472



MALCOLM ST.

MERRIMAC ST.

Conceptual Plan

Development Opportunity - 3 Malcolm Street - North Providence, Rhode Island



FOR MORE INFORMATION CONTACT:

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