

JUNIOR BOX RETAIL FOR SALE

1350 Mineral Spring Ave/Route 15 • North Providence, RI 02904



Highlights:

- Tax benefits available through designated Qualified Opportunity Zone
- Only retail building of its size in trade area
- High traffic count
- Excellent visibility
- Good demographics
- Convenient access from Route 146

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Property Profile:

Total Land Area:	34,730 SF (Potential + 7,500 SF)
Building Size:	13,700 SF
Frontage:	200'
Pylon Sign:	Yes
Zone:	Commercial General (18,300 SF) Residential General (16,430 SF)
Traffic Count:	21,395 ADT
Services:	Municipal Water & Sewer
Curb Cuts:	3
Turning Lane:	Yes
Parking Spaces:	37

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	14,539	161,649	370,485
Total Households	6,161	63,377	142,337
Med. HH Income	\$48,722	\$44,429	\$44,993
Owner Occ. Housing	3,690	27,586	61,840
Renter Occ. Housing	2,471	35,790	80,498
Total Businesses	531	4,941	13,629
Total Employees	4,417	71,965	228,605

For More Information Contact:

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