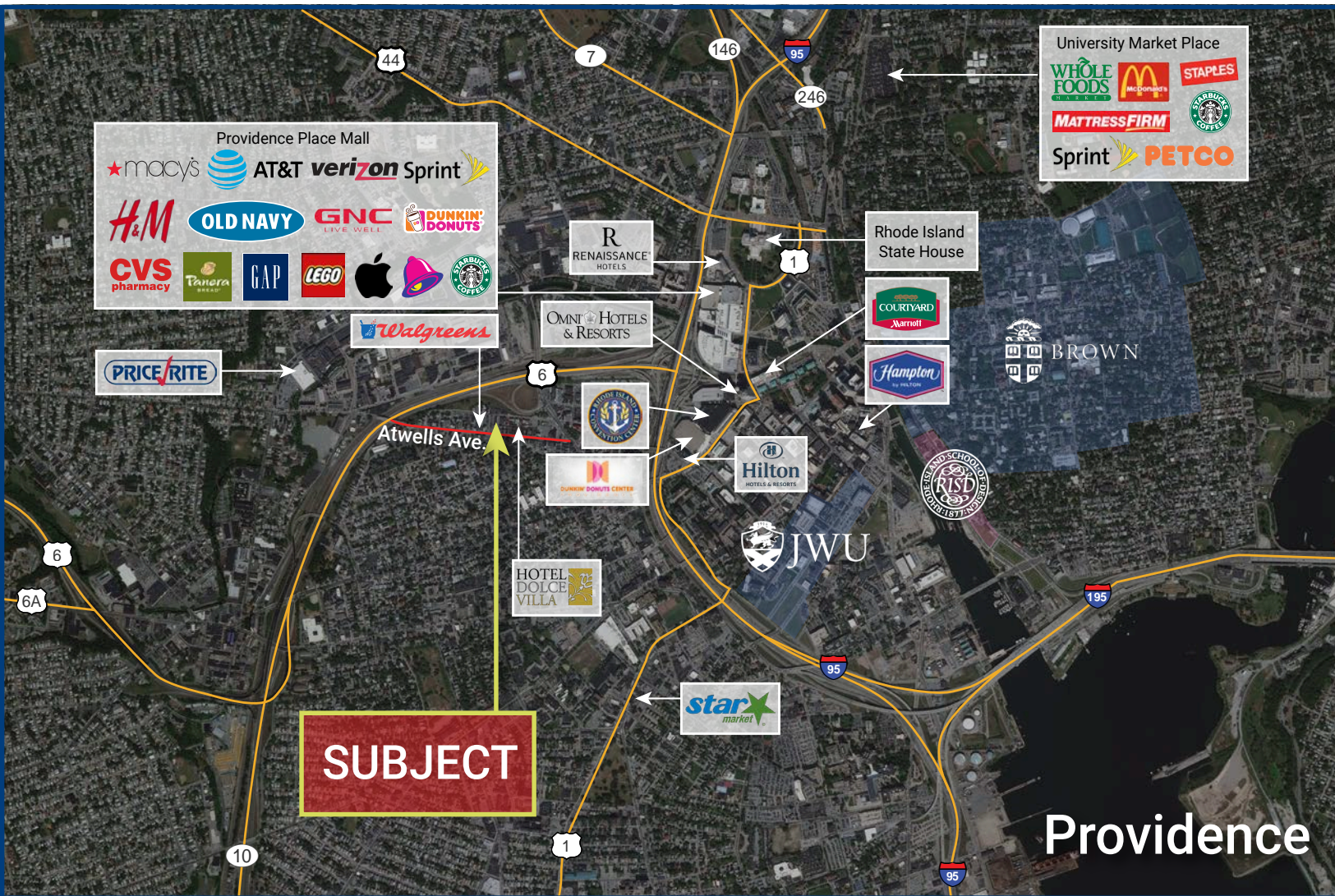


6,967 SF COMMERCIAL REDEVELOPMENT OPPORTUNITY FOR LEASE OR SALE

126 Spruce Street • Providence, RI 02909

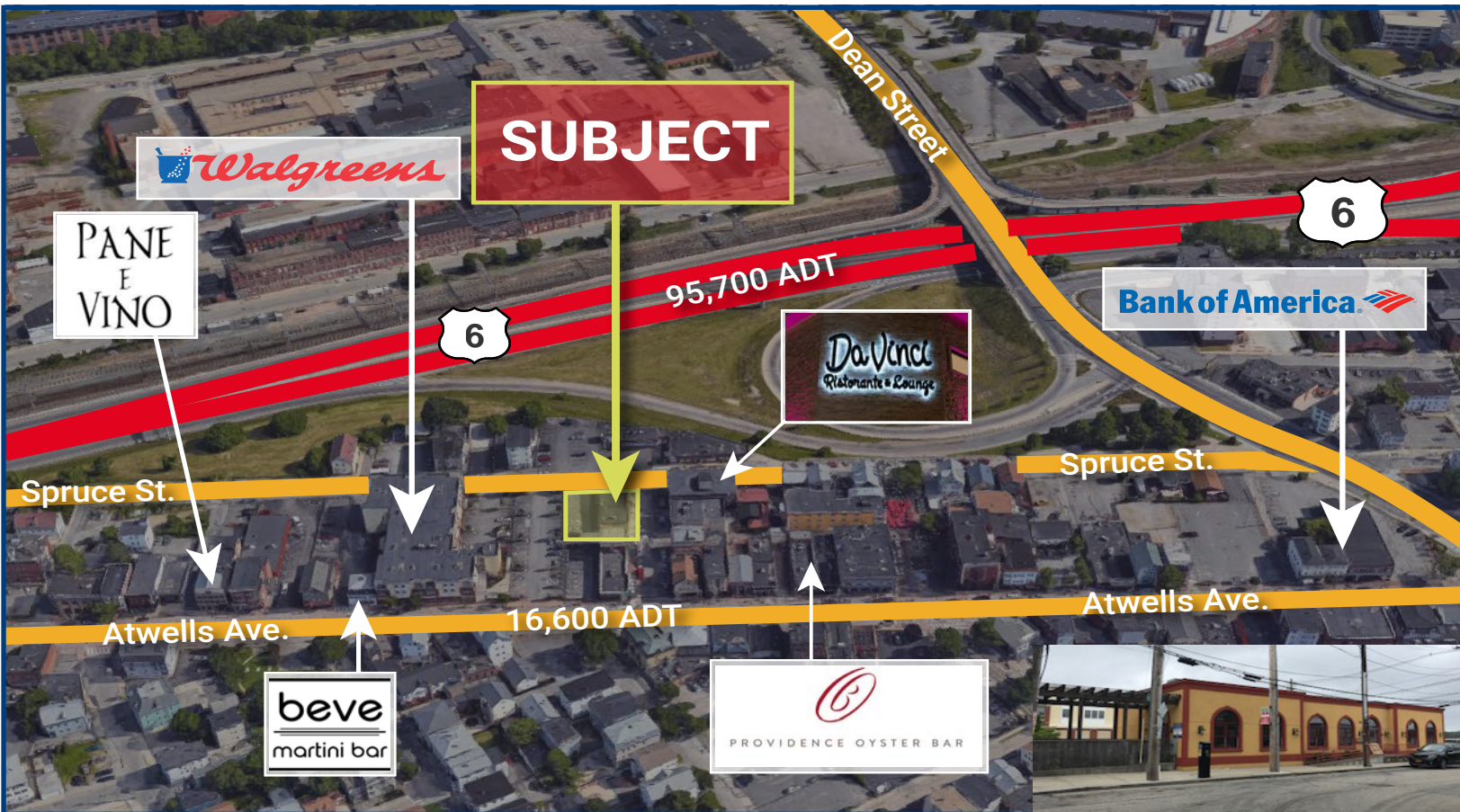


Highlights:

- Existing restaurant with most equipment ready to go
- The go-to area for superb ethnic food
- Good corner visibility with onsite parking
- Re-development opportunity for retail, housing, or office

6,967 SF COMMERCIAL REDEVELOPMENT OPPORTUNITY FOR LEASE OR SALE

126 Spruce Street • Providence, RI 02909



Trade Area:

	3 - Mile	5 - Mile	7 - Mile
Total Population	228,532	411,726	540,484
Total Households	82,872	159,045	208,876
Med. HH Income	\$41,758	\$45,991	\$50,341
Owner Occ. Housing	31,215	71,177	105,054
Renter Occ. Housing	51,656	87,868	103,822
Total Businesses	8,911	15,796	20,799
Total Employees	161,951	248,685	315,111

Property Profile:

Total Land Area:	6,967 SF
Building Size:	2,496 SF + full basement
Frontage:	100 FT
Parking:	Onsite
Seating:	125
Year Built:	2010

For More Information Contact:

Walter Steinkrauss
617-845-5002

Matt Giokas
617-845-5003

wsteinkrauss@paramountpartners.com

mgiokas@paramountpartners.com

The information contained herein is from sources deemed reliable, however no representation or warranty is made to its accuracy, and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.