

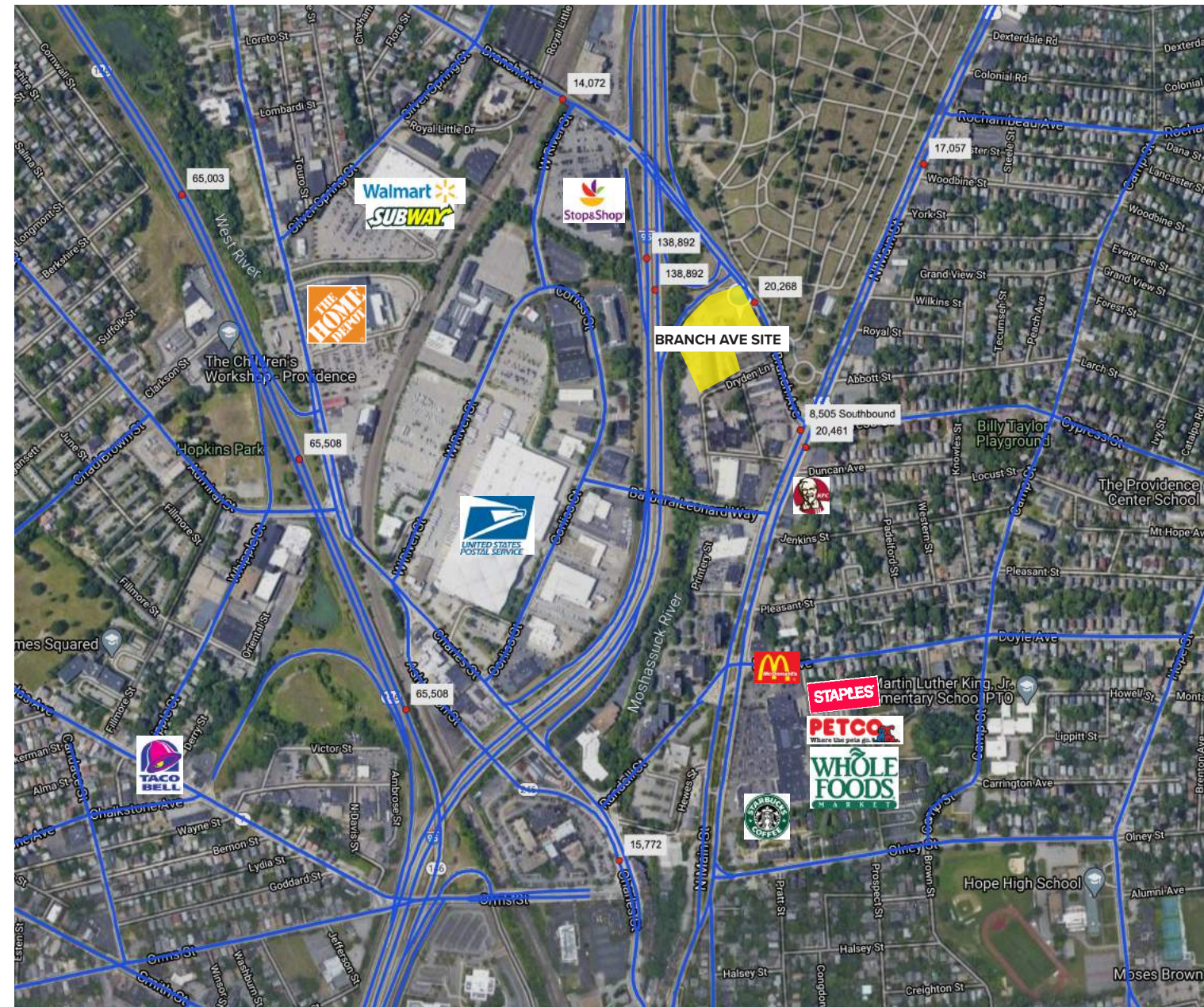
66 BRANCH AVENUE

PROVIDENCE, RHODE ISLAND

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TRADE MAP AND TRAFFIC COUNTS



LOCATION

Located right off exit 24 on I-95, this prime location has visibility from the highway, And less than a mile from downtown Providence

SPACE

25,273 SF

NEARBY

Wholefoods, Orange Theory Fitness, Starbucks, Staples, LA Fitness, The Miriam Hospital, RISD and Brown Universities and the historic East Side of Providence



LOCATION & DEMOGRAPHICS

LAT/LON	GLA	PARKING	
41.8435, -71.4093	99,392 SF	258	
TRAFFIC COUNT		CARS/DAY	
I-95		252,000	
	1-MILE	3-MILE	5-MILE
Estimated Population (2023)	26,209	227,787	431,536
Estimated Average HH Income (2023)	\$139,743	\$100,862	\$97,892



66 BRANCH AVENUE

PROVIDENCE, RHODE ISLAND



AVAILABLE RETAIL B



MAJOR REDEVELOPMENT!



TENANTS

	SQUARE FEET	DIMENSIONS
Retail A (FUTURE)	7,438 SF	84'-6" x 89'
Retail B	1,761 SF	20' x 83'-5"
Office Space A (4 Story)	63,153 SF	
Office Space B (2 Story)	7,900 SF	
Lifespan Urgent Care	4,984 SF	
Chipotle	2,350 SF	
Hunt's Photo	2,600 SF	
Jersey Mikes	1,663 SF	
Wayback	1,867 SF	

 AVAILABLE
 SIGNED
 PROPOSED

FOR MORE INFORMATION, CONTACT:

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