

1759 MINERAL SPRING AVE

North Providence, RI

± 6,440 SF RETAIL STRIP CENTER / AVAILABLE FOR SALE



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±6,440 SF REATIL SPACE IN THE HEART OF THE TRADE AREA

LOCATION

Prime retail strip center located at 1759 Mineral Spring Avenue in North Providence, RI, positioned within a strong and established retail trade area. The property offers excellent visibility and prominent signage along a heavily traveled commercial corridor with strong daily traffic counts. The center benefits from consistent consumer traffic from North Providence, Providence, Pawtucket, and surrounding Rhode Island markets, making it a compelling investment opportunity for retail-focused buyers.

PROPERTY HIGHLIGHTS

- Rear parking available
- Dense retail trade area with local and national retailers
- High visibility & strong local traffic
- Shadow anchored by Lowe's
- Strong area co-tenancy
- Adjacent to Providence Public Safety Complex and Providence High School and Library

ASKING PRICE

Upon request

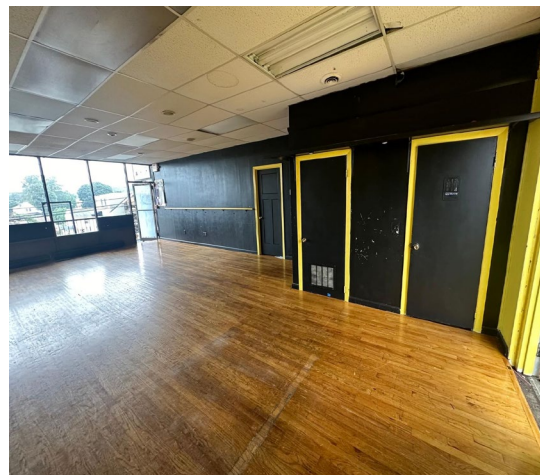
NEIGHBORS

Lowe's, Shaw's, Stop & Shop Starbucks, Dunkin, Chipotle, Wendy's, Taco Bell, McDonald's, Walgreens, CVS, Citizens Bank, Cumberland Farms

TRAFFIC COUNTS

Mineral Spring Ave – Douglas Ave W:30,587
(0.26 mi from site)

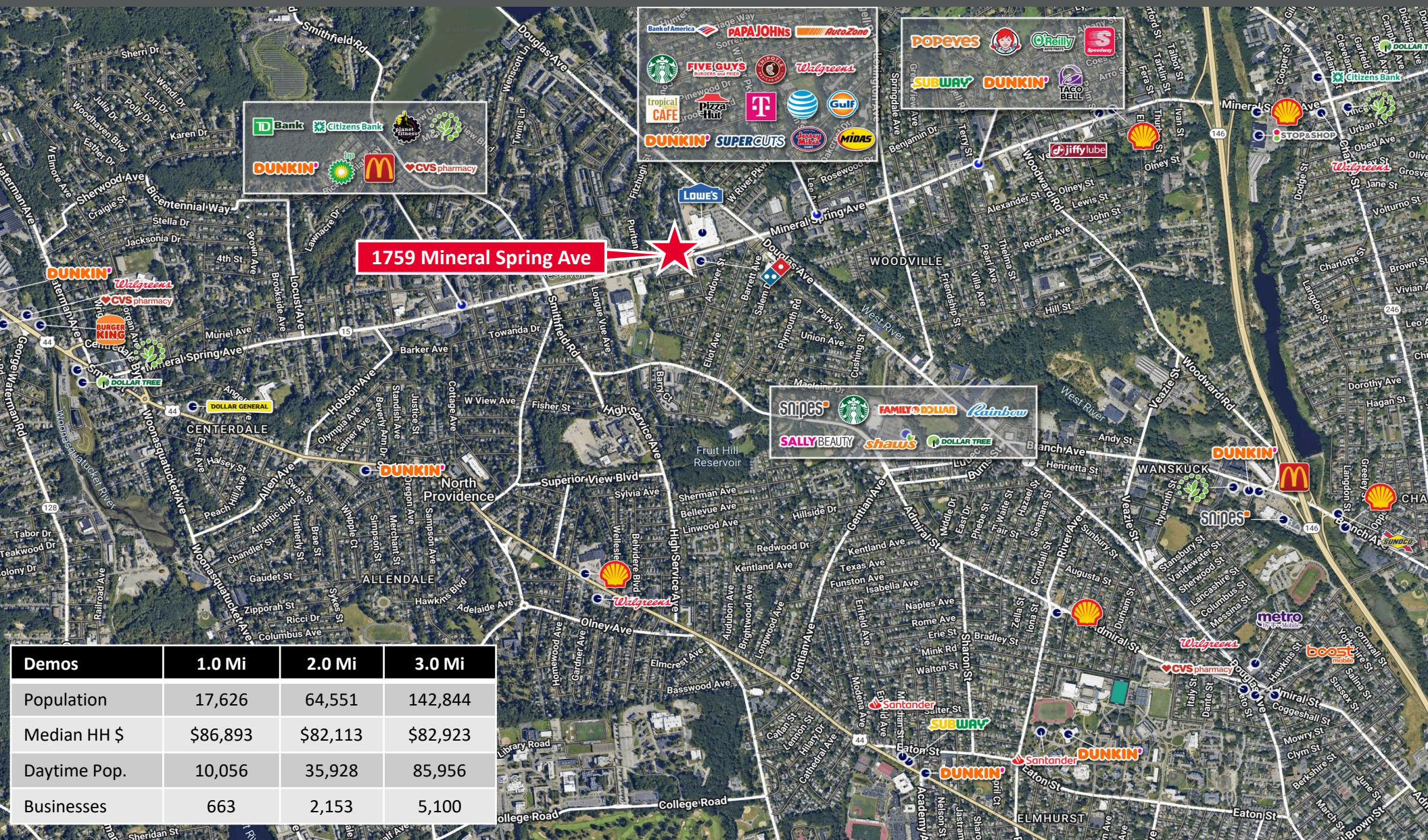
Mineral Spring Ave – Smithfield Road: 26,526
(.38 mi from site)



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NEIGHBORHOOD MAP



Demos	1.0 Mi	2.0 Mi	3.0 Mi
Population	17,626	64,551	142,844
Median HH \$	\$86,893	\$82,113	\$82,923
Daytime Pop.	10,056	35,928	85,956
Businesses	663	2,153	5,100

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For more information, please contact:

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