

# WAYLAND SQUARE

195 – 201 Wayland Avenue  
Providence, Rhode Island



**LOCATION:** Ideally located in Providence's historic east side, Wayland Square posts one of the strongest demographics for population and income within the State. Not included in the demographics is the affluent student population from nearby Brown University.

**TOTAL GLA:** 25,000 square feet.

**SPACE AVAILABLE:** 2,168rsf and 2,200rsf located on the 2<sup>nd</sup> Floor

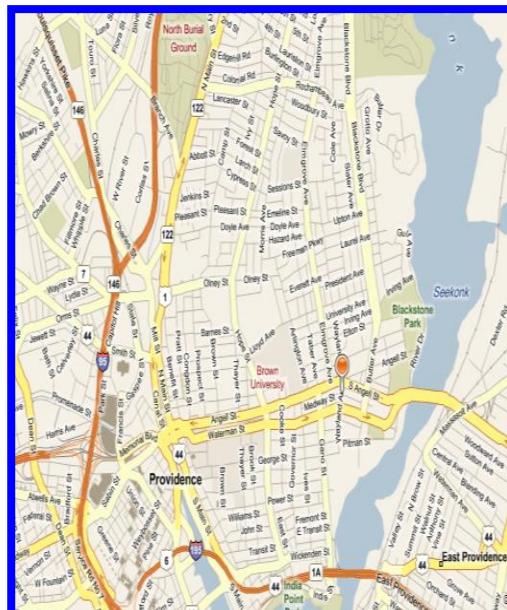
**TENANTS:**  
lululemon, Green Ink, Fat Face, Pasta Beach, Barre and Soul, Madrid European Bakery and The Laundry Club

**AREA TENANTS:**  
Starbucks, CVS, West Elm, European Wax Center Red Stripe, J McLaughlin, Salted Slate, Wendy Brown Home, Haruki, McBride's Pub, Books on the Square and many more

## DEMOGRAPHICS

### 1 Mile

<b>TOTAL POPULATION:</b>	30,000
<b>AVG. HOUSE HOLD INCOME:</b>	\$103,137
<b>PER CAPITA INCOME:</b>	\$40,000
<b>HH EARNING MORE THAN \$150,000:</b>	16%
<b>AVERAGE NET WORTH:</b>	\$575,000
<b>HOLD GRADUATE DEGREE:</b>	35%
<b>AVERAGE HH EXPENDITURE:</b>	\$70,800



**RENT:** \$19.50-\$20.00/RSF Modified Gross plus utilities

**FOR MORE INFORMATION CONTACT:**

**Joseph Mardo**



THE DISCOVERY GROUP, INC.

UNLOCKING OPPORTUNITIES  
ONE INVESTMENT AT A TIME



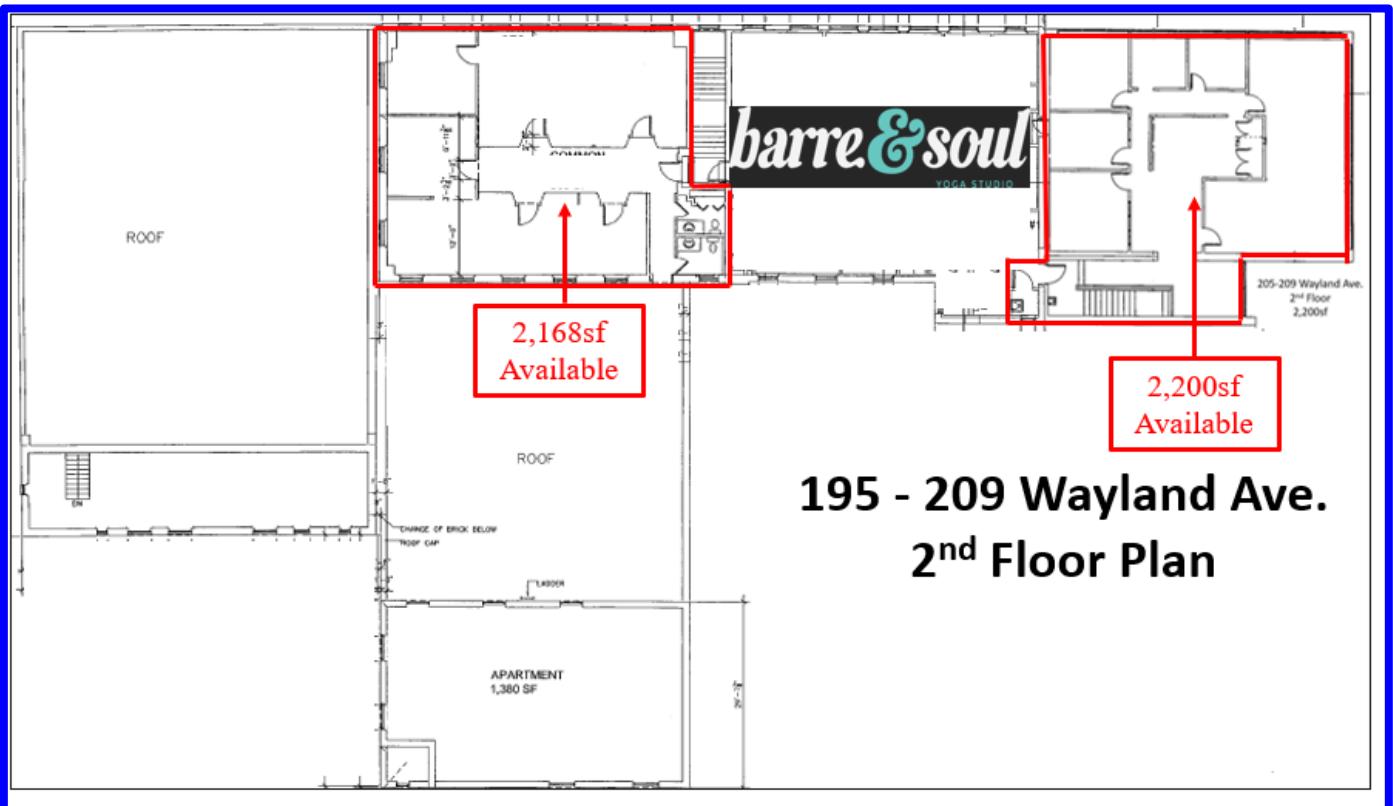
[jmardo@TheDiscoveryGroupInc.com](mailto:jmardo@TheDiscoveryGroupInc.com)

101 Plain Street, 1<sup>st</sup> Floor Suite 100, Providence, Rhode Island 02903

(401)729-8000 phone ~ (401)729-4300 fax ~ [www.TheDiscoveryGroupInc.com](http://www.TheDiscoveryGroupInc.com)

# WAYLAND SQUARE

195 – 201 Wayland Avenue  
Providence, Rhode Island



The information contained herein is for informational purposes only and no representations, warranties and/or guarantees are being made as to the current or future conditions of the above property. Current conditions must be independently confirmed. All information is subject to change and verification and no liability for errors or omissions is assumed.



THE DISCOVERY GROUP, INC.

UNLOCKING OPPORTUNITIES  
ONE INVESTMENT AT A TIME

