

3 AC DEVELOPMENT SITE FOR SALE OR LEASE



# NORTH PROVIDENCE PUBLIC SAFETY SITE

1951-1967 Mineral Spring Avenue, North Providence, RI 02904

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

Prime development site on Mineral Spring Avenue at a traffic light, with access from 4 streets including Mineral Spring Avenue. Heavy traffic with 20,500 CPD traffic count. The property is surrounded by national and local retailers, offices and neighborhoods.

## LOCATION DESCRIPTION

This redevelopment site is located on Mineral Spring Avenue, North Providence, RI in a very busy trade area (Plat 21A, Lots 816, 815, 724). It sits .8 miles from the intersection of Route 44, 2 miles from RI-146 N/S, and 2.3 miles from I-295 N/S.

## PROPERTY HIGHLIGHTS

- 3 Acre Development Site
- All Utilities
- Sale or Ground Lease
- Access From 4 Sides
- 268 SF Frontage on Mineral Spring Avenue
- CPD: 20,500

## OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	2.9 Acres
Lease Rate:	\$2.00 SF/yr (NNN)
Available SF:	126,304 SF
Zoning:	Commercial General

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	18,108	114,340	298,376
Average HH Income	\$59,742	\$60,619	\$56,725
Daytime Population	6,831	38,129	193,770

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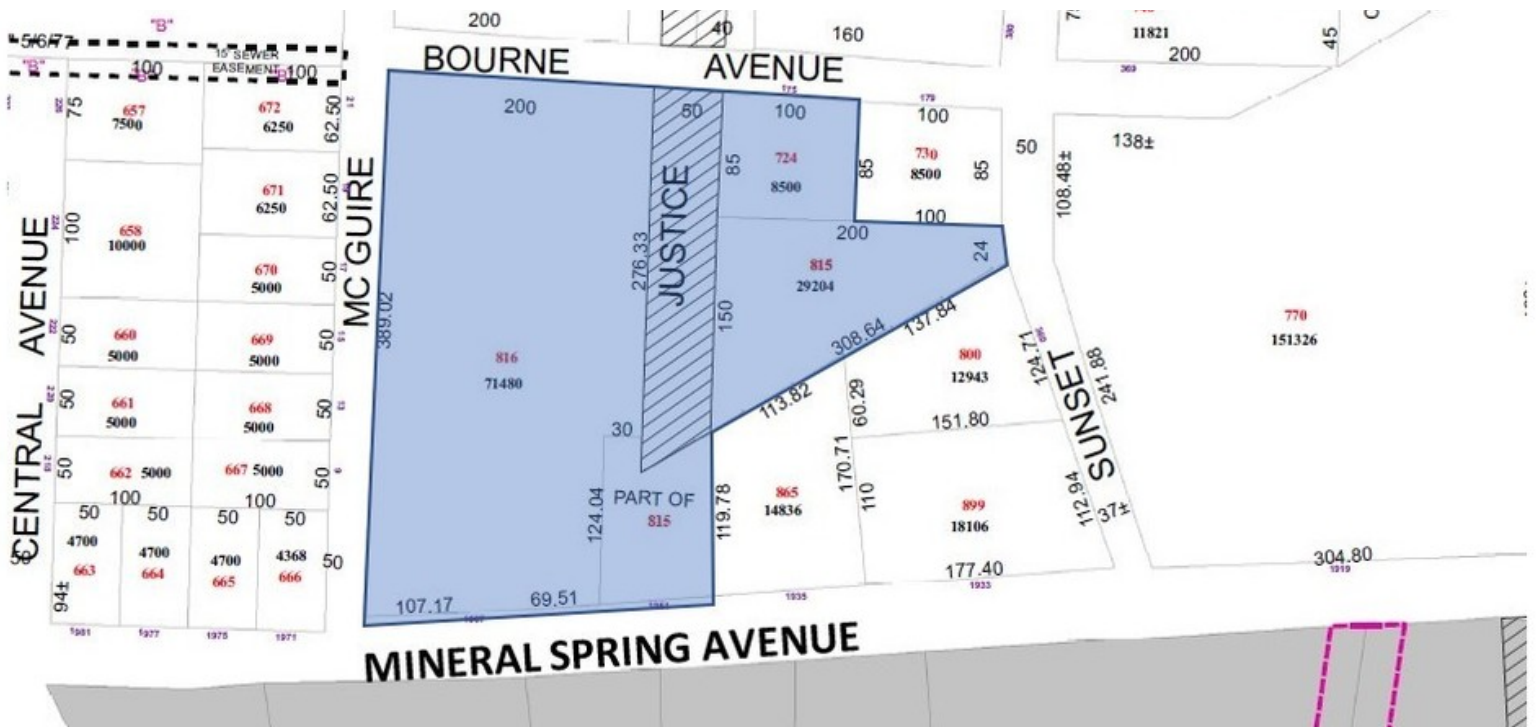
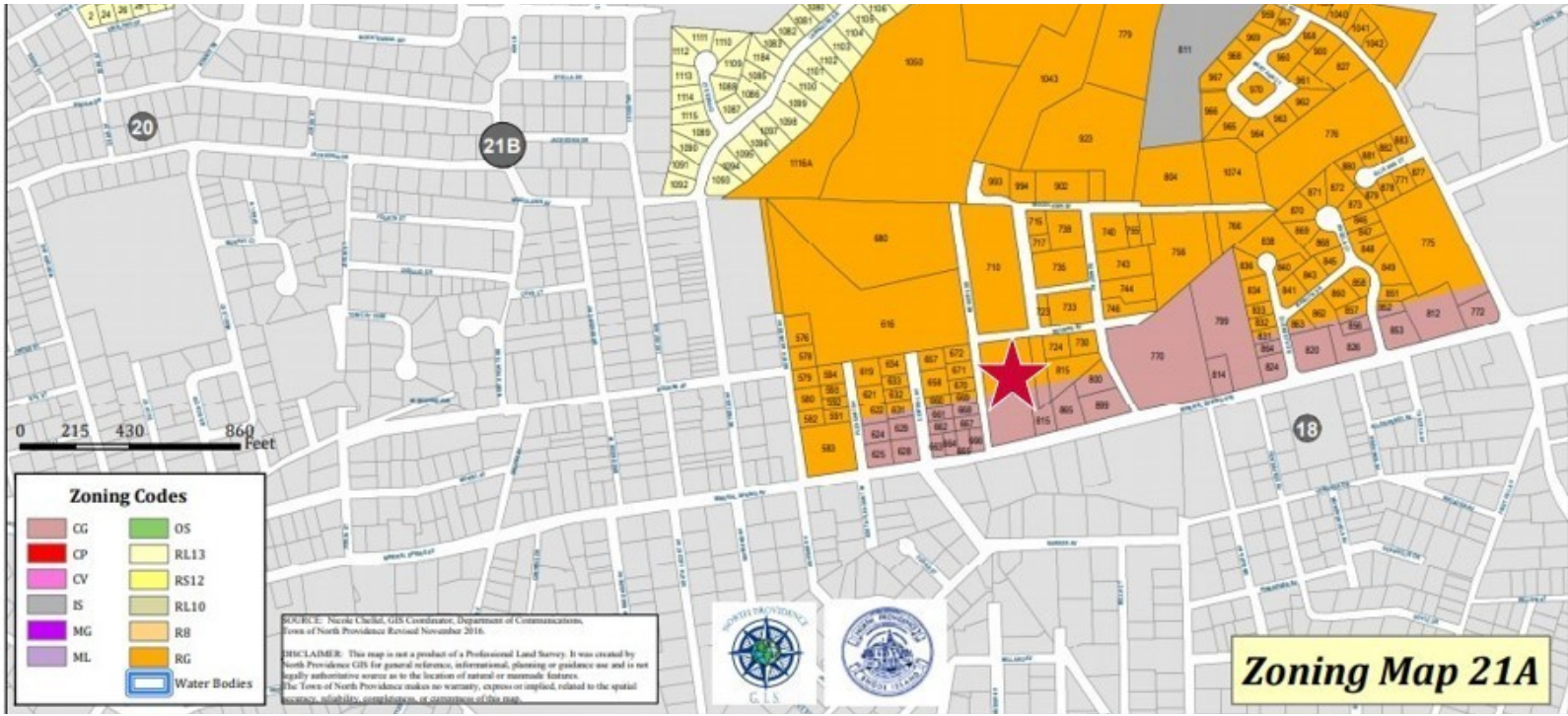
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# ZONING & PLAT MAPS



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# RETAILER MAP



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