

27 DRYDEN LANE PROVIDENCE, RI

FORMER DRYDEN MILLS +-50,000 SF / FOR SALE



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+50,000 SF FORMER MILL BUILDING REDEVELOPMENT OPPORTUNITY

27 DRYDEN LANE AVAILABLE / FOR SALE

LOCATION

Located off Exit 39A on I-95, this prime location is easily visible and accessible from the highway and is ready for redevelopment with tax credits available. Adjacent to the newly redeveloped Dryden Mill shopping center.

PROPERTY

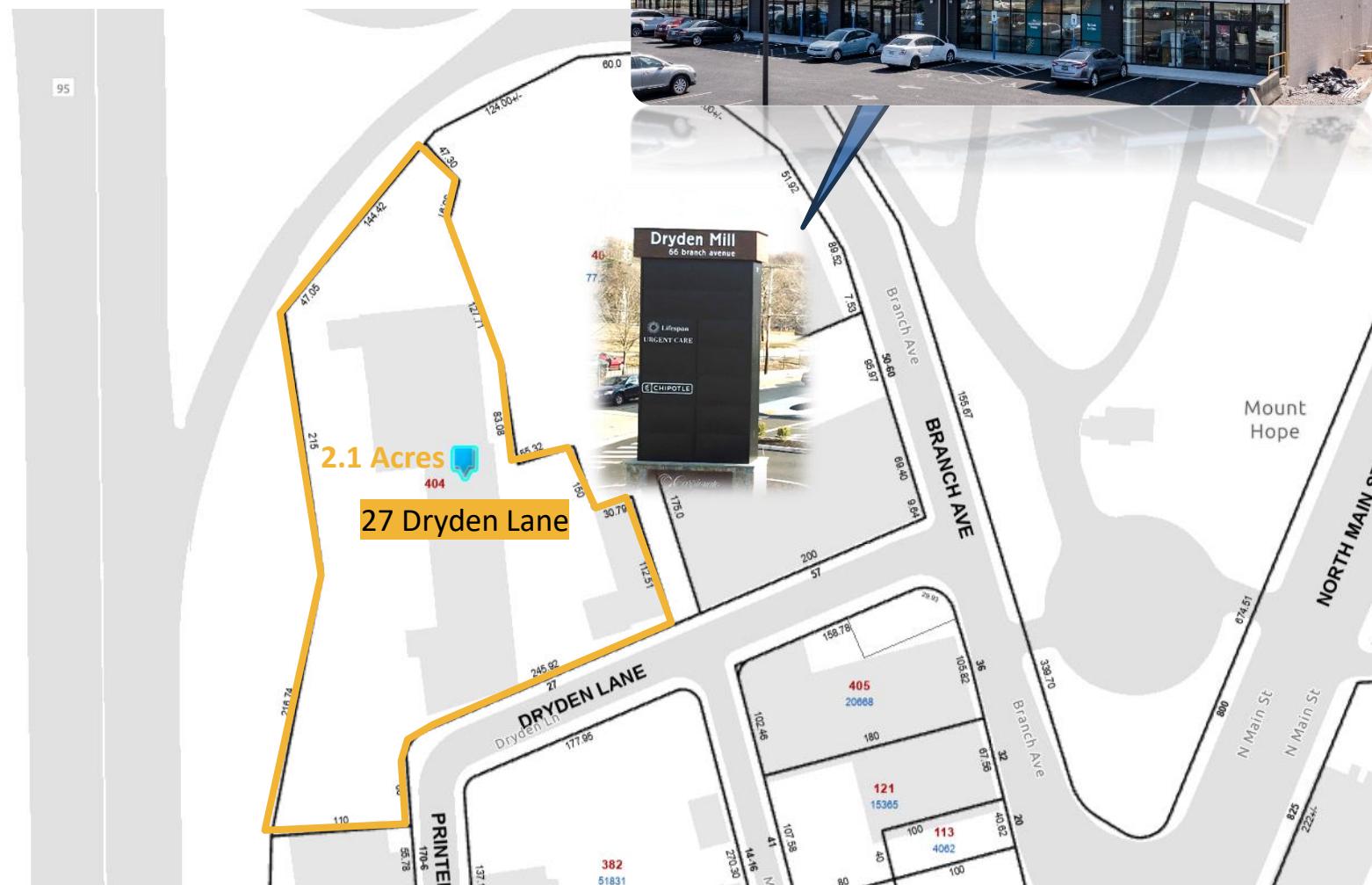
2.1 Acres
+-50,000 SF Plus Building

TAX CREDITS AVAILABLE

**ASKING
\$5 000 000**

NEIGHBORS

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



27 DRYDEN LANE

Providence, RI

NEIGHBORHOOD AERIAL

+50,000 SF AVAILABLE / FOR SUBLLEASE



27 DRYDEN LANE

Providence, RI

DEMOGRAPHICS 1.0 Mi 3.0 Mi

| | 1.0 Mi | 3.0 Mi |
|-------------------|----------|----------|
| Population | 26,678 | 222,488 |
| Households | 11,069 | 88,643 |
| Median Age | 35.10 | 35.10 |
| Median HH Income | \$66,992 | \$60,138 |
| Daytime Employees | 19,971 | 145,901 |

DRIVE TIME DEMOS 10 Min. 20 mins.

| | 10 Min. | 20 mins. |
|-------------------|----------|----------|
| Population | 304,523 | 649,810 |
| Households | 118,893 | 262,593 |
| Median Age | 34.0 | 38.6 |
| Median HH Income | \$75,550 | \$85,771 |
| Daytime Employees | 143,115 | 321,417 |

For more information,
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