

EMBLEM 125

*Retail Opportunity in the heart of Providence's
Innovation District*



For information, contact:

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**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY



PROPERTY OVERVIEW

- Brand new, best in class, 249-unit multifamily community with ground floor retail along Clifford and Chestnut Streets
- Approximately 19,000 square feet of retail with generous ceiling heights and 3 corner location
- Warm, dark shell condition with full kitchen infrastructure in select spaces
- Located in the heart of the fast-growing and dynamic Innovation District and adjacent to the brand new 1,235 car Garrahy Garage

AREA HIGHLIGHTS

- Innovation District is Providence's hottest submarket with its best multifamily housing stock. Emblem 125 sits at the heart of millions of square feet of brand new, underway or planned development projects and is an easy walk to the CBD, Providence Place Mall, RIPTA, the MBTA and the campuses of Brown University, Johnson & Wales, RI School of Design, University of RI/RI School of Nursing and the RI Hospital complex
- Direct access to College Hill and prestigious East Side via the brand new & architecturally stylized Pedestrian Bridge connecting the (new) Waterfront Park on both sides of the river
- Area destinations include Trader Joe's, Starbucks, Performing Arts Center, Bayberry Garden, Moonshine Alley, Dune Brothers Seafood, Plant City and more! Nearby historic Federal Hill boasts numerous award-winning restaurants



Hospital Campus

Davol Square

Brown University Medical School

River House Graduate Housing

South Street Landing Garage

CIC 225

South Street Landing

Aloft Hotel

Waterfront Park

Central Business District

College Hill

River Walk

Pedestrian Bridge

River Walk

Point St Bridge

125 Clifford Street, Providence, RI



HAYES & SHERRY

Innovation District

54,326 DAYTIME POP
(WITHIN 1 MILE)

Providence
Public Library



AREA DEMOS



POPULATION
121,665
2.0 MI. RADIUS

DAYTIME POPULATION
93,193
2.0 MI. RADIUS



HOUSEHOLDS
47,808
2.0 MI. RADIUS

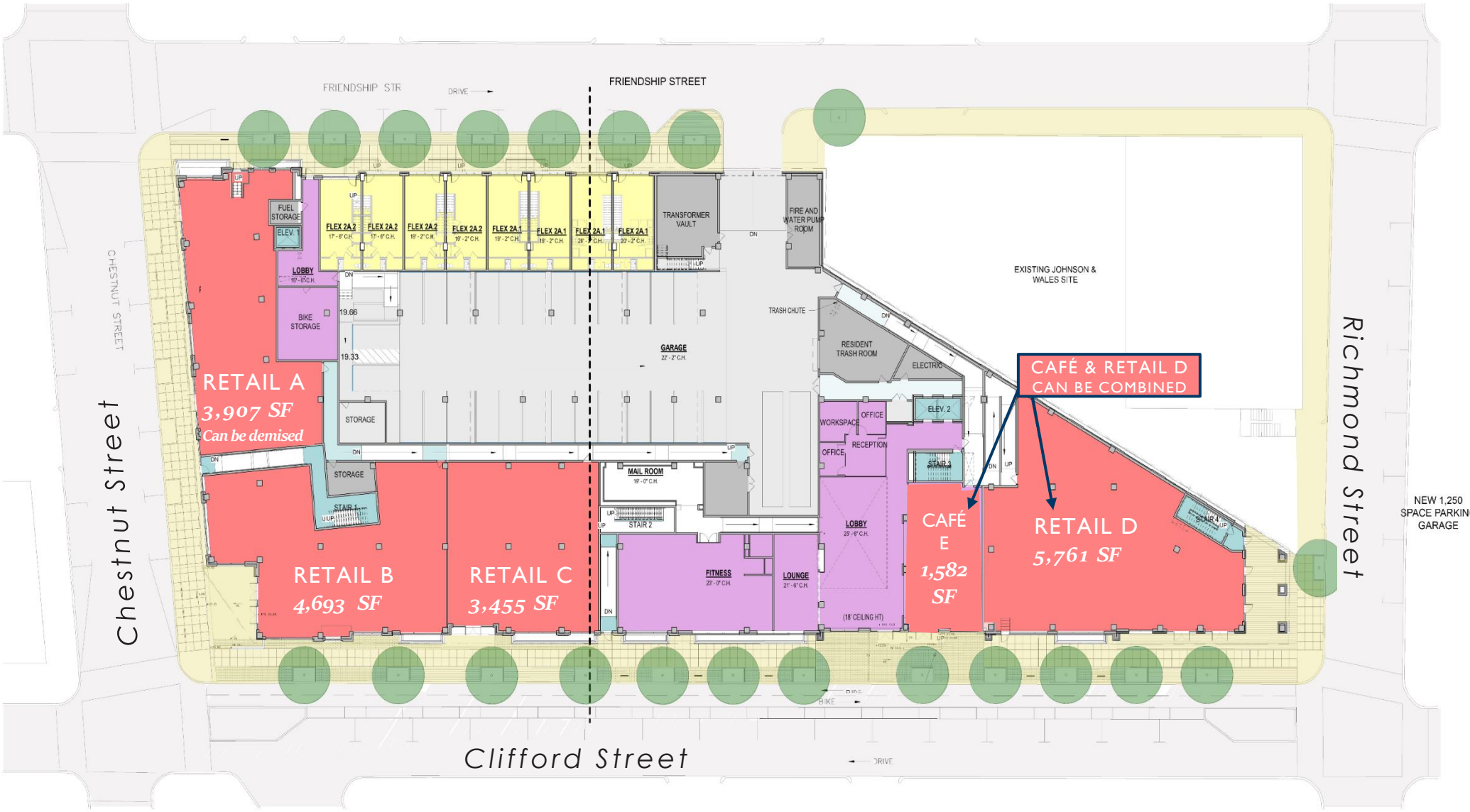


AVG HOUSEHOLD INCOME
\$102,079
2.0 MI. RADIUS

Innovation Park
1.6 M Pedestrians/Yr.
4,700 daily avg.

Emblem 125

19,593 SF

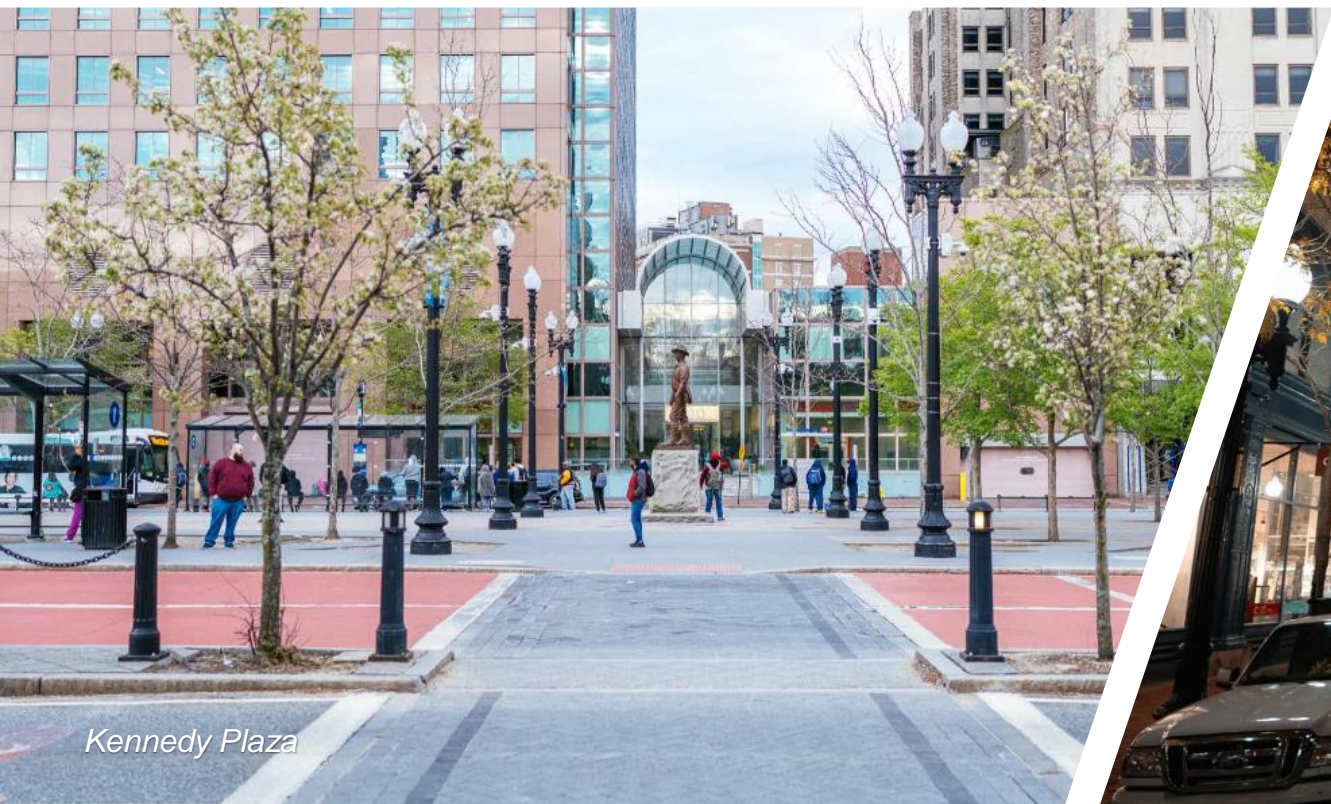




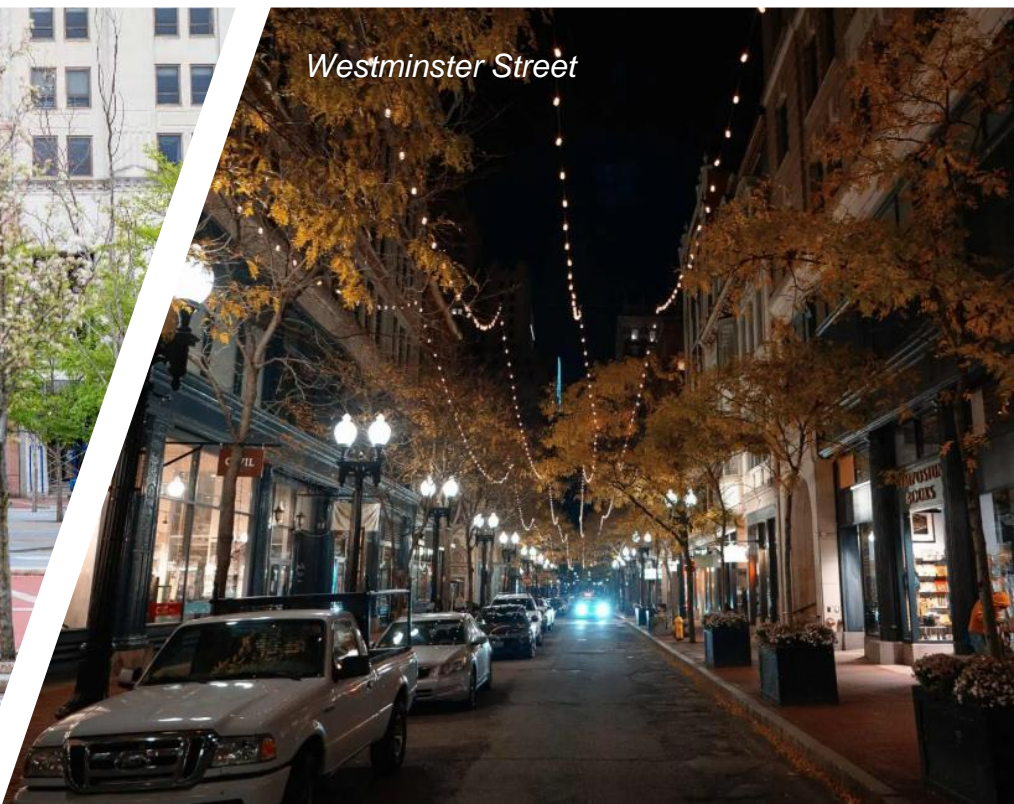
Westminister Street



Weybosset Street



Kennedy Plaza



Westminister Street

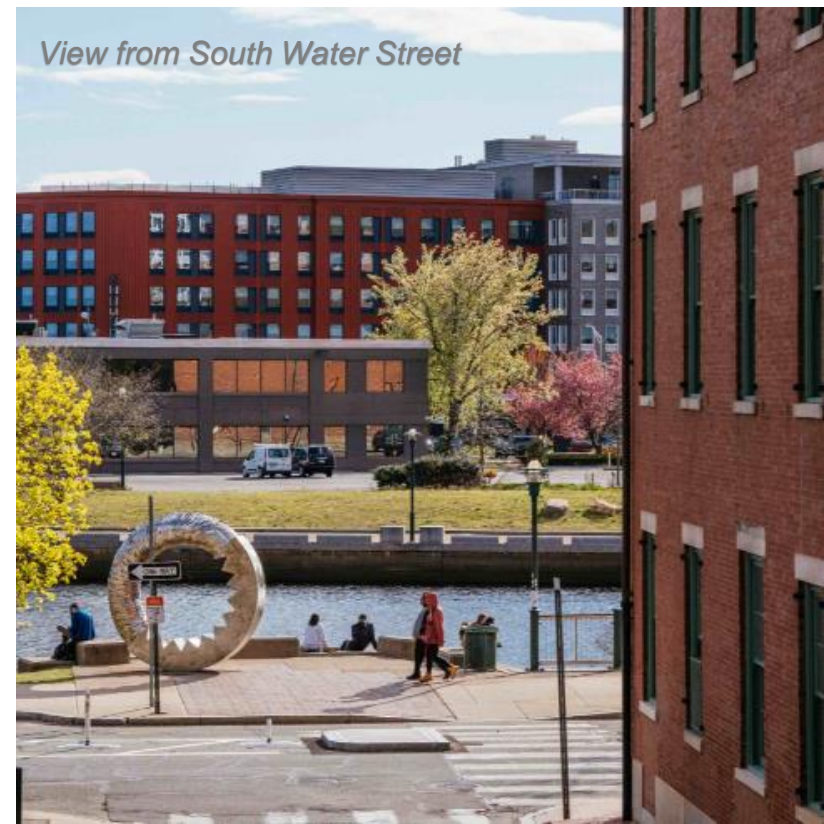
Grand Lobby



Courtyard



View from South Water Street



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