

66 BRANCH AVENUE

PROVIDENCE, RHODE ISLAND



LOCATION

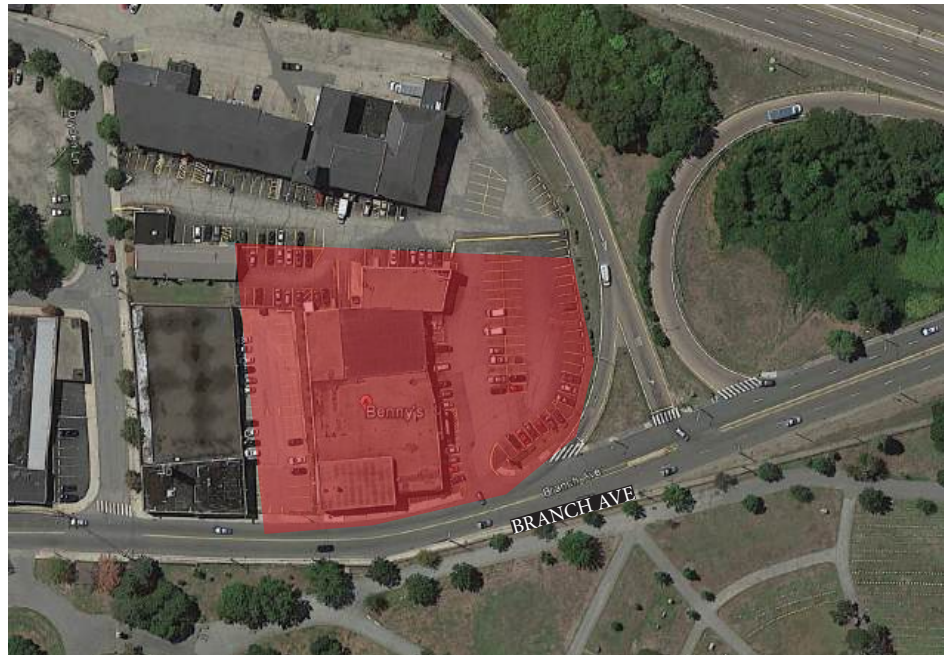
Located right off exit 24 on I-95, this prime location has visibility from the highway, And less than a mile from downtown Providence

SPACE

25,273 SF

NEARBY

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



LOCATION & DEMOGRAPHICS

LAT/LON		GLA	PARKING	
41.8435, -71.4093		99,392 SF	258	
TRAFFIC COUNT		CARS/DAY		
I-95		252,000		
2024	1-MILE	3-MILE	5-MILE	
Estimated Population	24,880	236,350	442,466	
Estimated Average HH Income	\$121,405	\$96,930	\$94,841	

Data based on STI Popstats 2024



SITE PLAN



TENANTS		
	SQUARE FEET	DIMENSIONS
Retail A	7,438 SF	
Lifespan Urgent Care	4,984 SF	
Chipotle	2,350 SF	
Hunt's Photo	2,600 SF	
Jersey Mikes	1,663 SF	
Wayback	1,867 SF	
Apotheco Pharmacy	1,761 SF	

AVAILABLE SIGNED PROPOSED



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TRADE MAP



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