

# 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 &amp; 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 Mike's	1,663 SF	
Wayback	1,867 SF	
Apotheco Pharmacy	1,761 SF	

AVAILABLE
  SIGNED
  PROPOSED



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## TRADE MAP



## FOR MORE INFORMATION, CONTACT:

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