

405 & 423 Providence Road, Brooklyn

FOR SALE - 10.48 Acres (405) | 1.14 Acres (423)



FOR SALE \$799,500 - 405 Providence Rd

10.48 Acres - 1,764 SF House Providing Rental Income

FOR SALE \$349,500 - 423 Providence Rd

1.14 Acre Pad Site - Pad can be increased up to ~2 Acres at Additional Cost

- City Water, Sewer, and Gas
- Located across the street from Walmart Supercenter
- Traffic Count: 14,900
- Conceptual Plans for Various Uses - Contact us Today!
- Zoning Uses: Retail, Self Storage/Contractor Bays, Apartments/Senior Living
- Zone: PC

LYMAN

REAL ESTATE BROKERAGE & DEVELOPMENT

www.LymanRE.com

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RETAIL MAP & DEMOGRAPHICS



Neaby Tenants

- Walmart
- Advance Auto Parts
- Subway
- McDonald's
- KFC
- Mobil
- CVS
- AutoZone
- Dunkin'
- Napa
- Dollar Tree
- Ocean State Job Lot

DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Population	1,738	15,302	25,702
Total Households	672	5,860	9,825
Avg. Households Income	\$82,996	\$75,176	\$81,443

All information stated is from sources deemed reliable and is submitted subject to errors, commissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.