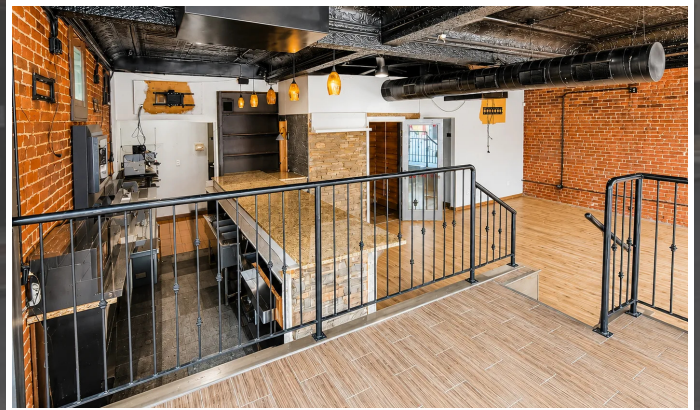
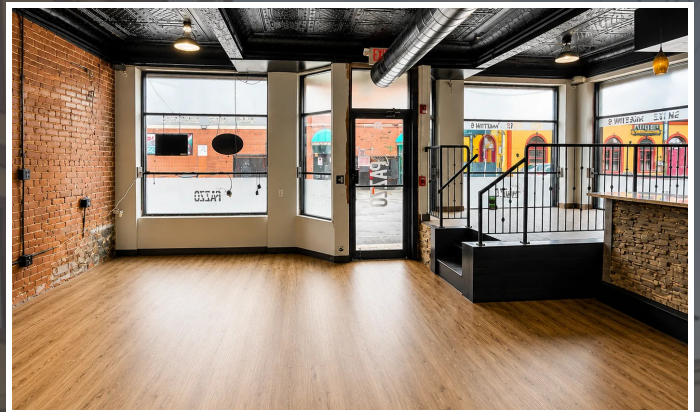


RETAIL PROPERTY FOR LEASE



150 ACORN STREET

Providence, RI 02903

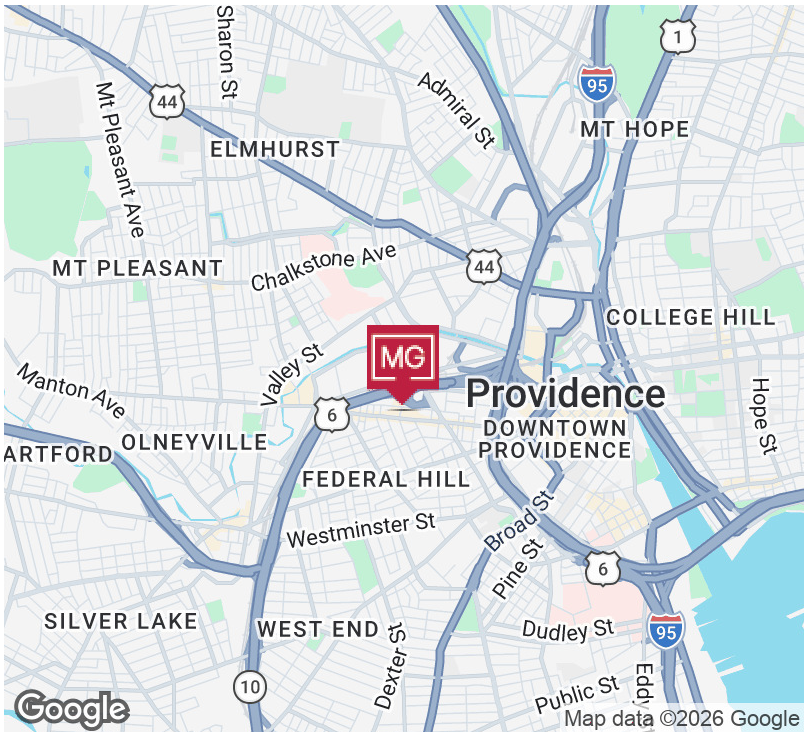
DAN FEINER

Vice President
401.751.3200 x3310
dan@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

150 Acorn Street, Providence, RI offers approximately 2,000 SF of well-located commercial space formerly occupied as a neighborhood café. The existing layout provides an excellent foundation for another café, lounge, bakery, deli, or a variety of other retail businesses. The space features an efficient floor plan that can be adapted to meet a new tenant's operational needs. Situated in an established commercial area, the property offers convenient access for both customers and employees.

PROPERTY HIGHLIGHTS

- Located on Historic Federal Hill
- Former Café/Restaurant
- Bar Top and Back Bar Equipment Available
- Perfect for Deli, Bakery, Lounge or Dessert Concept
- Outside Pylon Signage

LOCATION DESCRIPTION

150 Acorn Street is located on Federal Hill, right off Atwells Avenue, next to Harry's Burgers. Its location provides excellent connectivity to major roadways and surrounding neighborhoods. Federal Hill is known for its incredible restaurants, cafés, and bakeries, which draw many locals and tourists to the neighborhood.

OFFERING SUMMARY

Lease Rate:	\$3,200 per month (MG)
Available SF:	2,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	16,676	53,042	88,304
Total Population	39,993	146,511	234,844
Average HH Income	\$85,017	\$90,664	\$92,394

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