

334 SOUTH WATER STREET

Providence, RI

± 13,300 SF TURNKEY RESTAURANT BUILDING / FOR SALE OR LEASE



BROKERS

DAVE LUCIVERO / dlucivero@hayessherry.com / 401 273 2068

CONNOR KENWORTHY / ckenworthy@hayessherry.com / 401 601 0566



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LOCATION SUMMARY

334 South Water Street in Providence, RI is ideally located along the Providence River within the city's vibrant riverfront district, offering convenient access to I-95, I-195, and downtown Providence. Situated adjacent to the Providence Pedestrian Bridge, which connects the Innovation & Design District with Providence's East Side, this property benefits from strong pedestrian activity and is surrounded by a dynamic mix of residential, office, retail, and hospitality uses.

ASKING PRICE:

Upon Request

PROPERTY FEATURES:

- ± 13,300 SF Restaurant Space
- .13 Acres of land area
- Renovated 2013
- 2 Floors
- Fully equipped turn-key kitchen
- Multiple bar areas
- Move in ready
- Outdoor seating
- Great location and visibility

TRAFFIC COUNTS:

Wickenden Street & S Main Street: 23,306 VPD
(.20 mi from site)
I-95 & Dyer Street: 153,410 VPD
(.26 mi from site)







334 SOUTH WATER ST PROVIDENCE, RI

NEIGHBORHOOD AERIAL



334 SOUTH WATER ST PROVIDENCE, RI

AERIAL

| DEMOS | 1 Mi. | 2 Mi. | 3 Mi. |
|-----------------|----------|----------|----------|
| Population | 31,528 | 121,801 | 239,580 |
| Avg. HH \$ | \$78,050 | \$80,613 | \$78,715 |
| Total Business. | 3,915 | 8,019 | 11,790 |
| Total Employees | 54,413 | 93,669 | 125,023 |



334 South Water Street

Providence, Rhode Island 02903

For Property Inquiries, please contact:

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