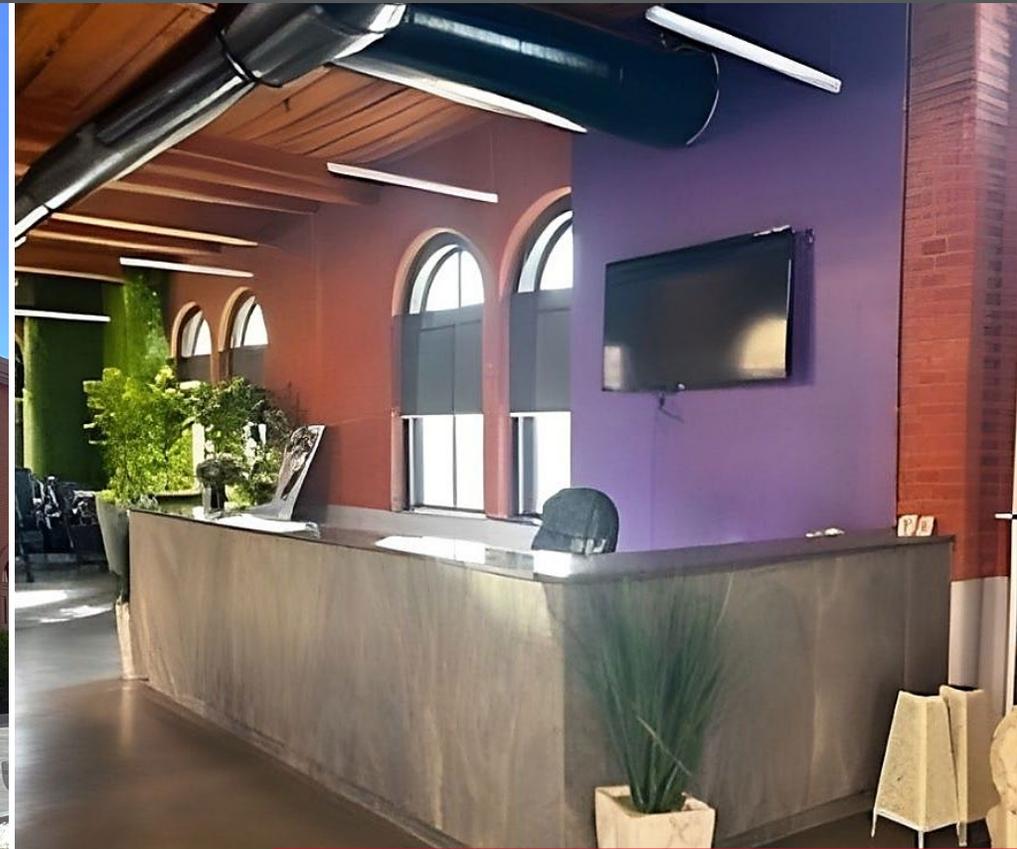


# 715 BRANCH AVENUE PROVIDENCE, RI

± 4,000 SF BUILDING AVAILABLE / FOR LEASE



## BROKERS

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**HAYES & SHERRY**

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## LOCATION

Excellent access and visibility on Branch Avenue with direct access to Route 146. The newly renovated inside and out ± 4,000 SF property has versatile use as office, retail or medical space. Abuts a newly renovated, densely populated residential building with over 200 units. Excellent retail synergy at the Route 146 on/off ramp

## ASKING RENT

\$20.00/SF

## NEIGHBORS

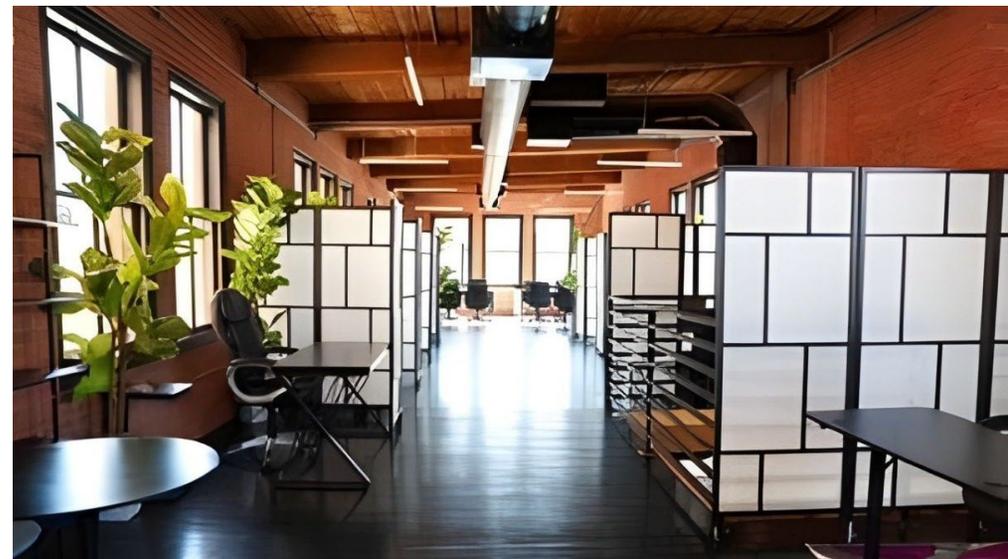
McDonald's, Oak Street Health, Cumberland Farms, Dollar General and many others...

## TRAFFIC

Branch Ave & Louisquisset Pike: 74,509 VPD  
(.18 mi from site)

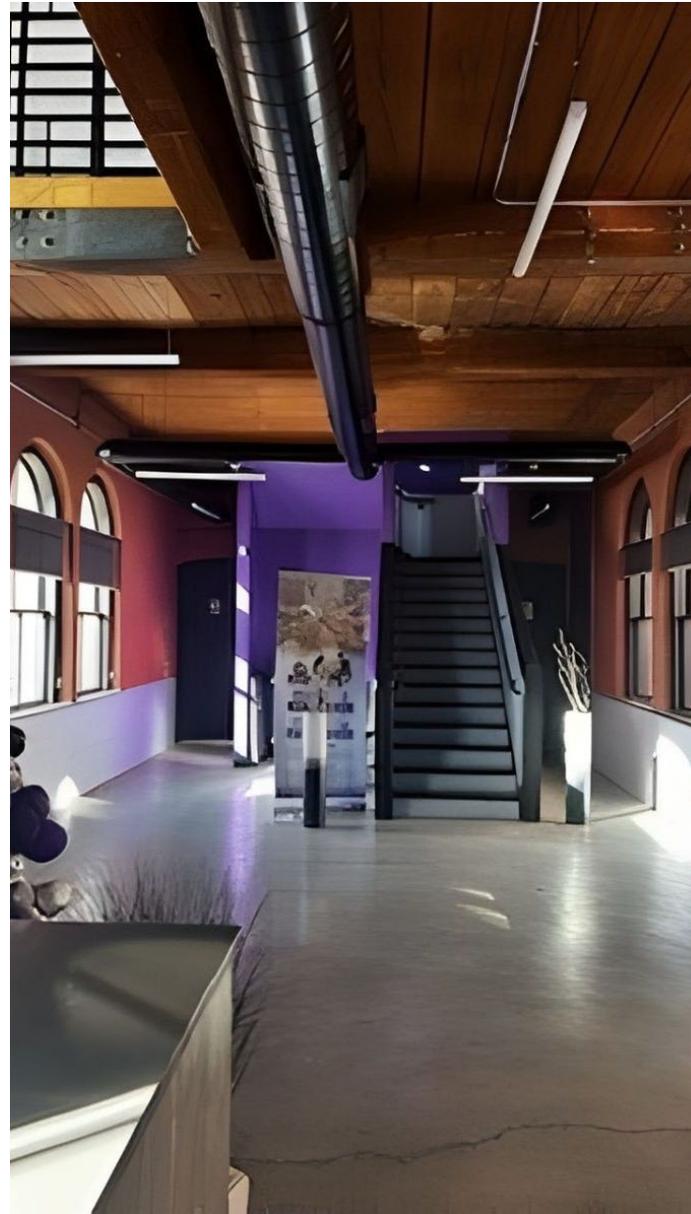
Branch Ave & Woodward Road: 17,081 VPD  
(.05 mi from site)

DEMOS	1 Mi.	3 Mi.	5 Mi.
Population	32,148	229,287	437,006
Avg. HH \$	\$57,422	\$80,714	\$79,354
Total Business.	845	11,080	19,446
Total Employees	7,921	112,312	185,450



# 715 BRANCH AVENUE PROVIDENCE, RI

## INTERIOR PICTURES



# 715 BRANCH AVENUE PROVIDENCE, RI

AERIAL

