1232 MINERAL SPRING AVE
NORTH PROVIDENCE, RI

±2,540 SF AVAILABLE / FOR SALE

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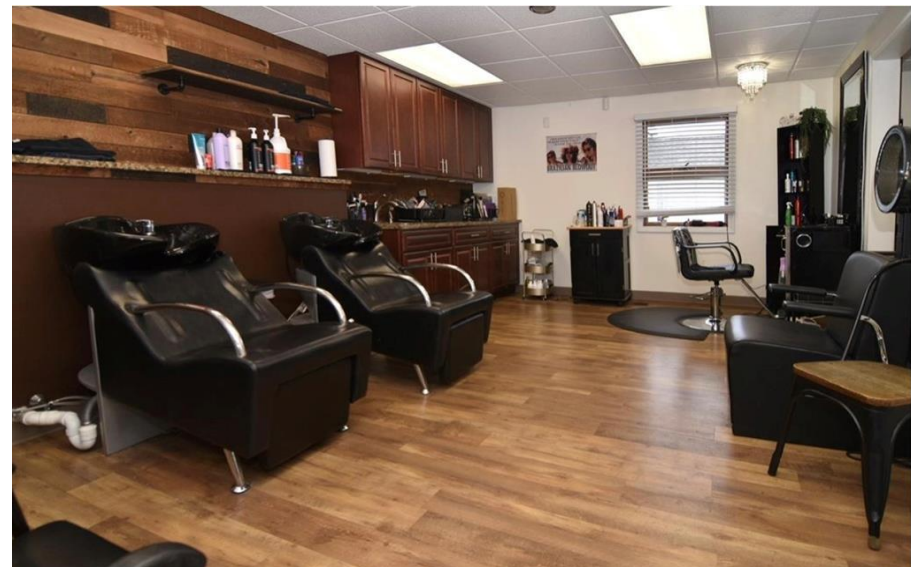
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LOCATION

Excellent opportunity to own on Mineral Spring Avenue The space was thoughtfully updated approximately five years ago, with modern mechanicals, electrical, plumbing, and cosmetic finishes. Well-manicured exterior, parking lot and landscaping.

KEY FEATURES: Currently used as a full-service salon

•**Hair Stations:** Four fully equipped stations designed to accommodate a range of hair services.

•**Barber Chair:** Dedicated space for a barber chair, adding versatility to the service offerings.

•**Waxing Room:** A private, professional space designed for waxing services.

•**Nail Station:** Ideal for manicures and pedicures, with room for additional services.

•**Upstairs Rooms:** Three additional rooms upstairs, perfectly suited for massage therapy, lash extensions, and skincare treatments

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ADDITIONAL HIGHLIGHTS

Excellent Visibility & Access: Situated on Mineral Spring Avenue with high visibility, excellent traffic counts and easy on/off highway access, ensuring a steady flow of foot traffic and exposure.

Ample Parking: The property offers parking for up to 15 vehicles, providing convenience for both clients and staff.

Other Uses: This versatile building could be converted to

Mixed-use – commercial/residential, retail, office, medical

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NEIGHBORS

Citizens Bank, Walgreen's, Stop & Shop, Taco Bel, Wendy's, Five Guys, McDonald's, Lowe's, Bank of America, Chipotle Speedy, Cumberland Farms
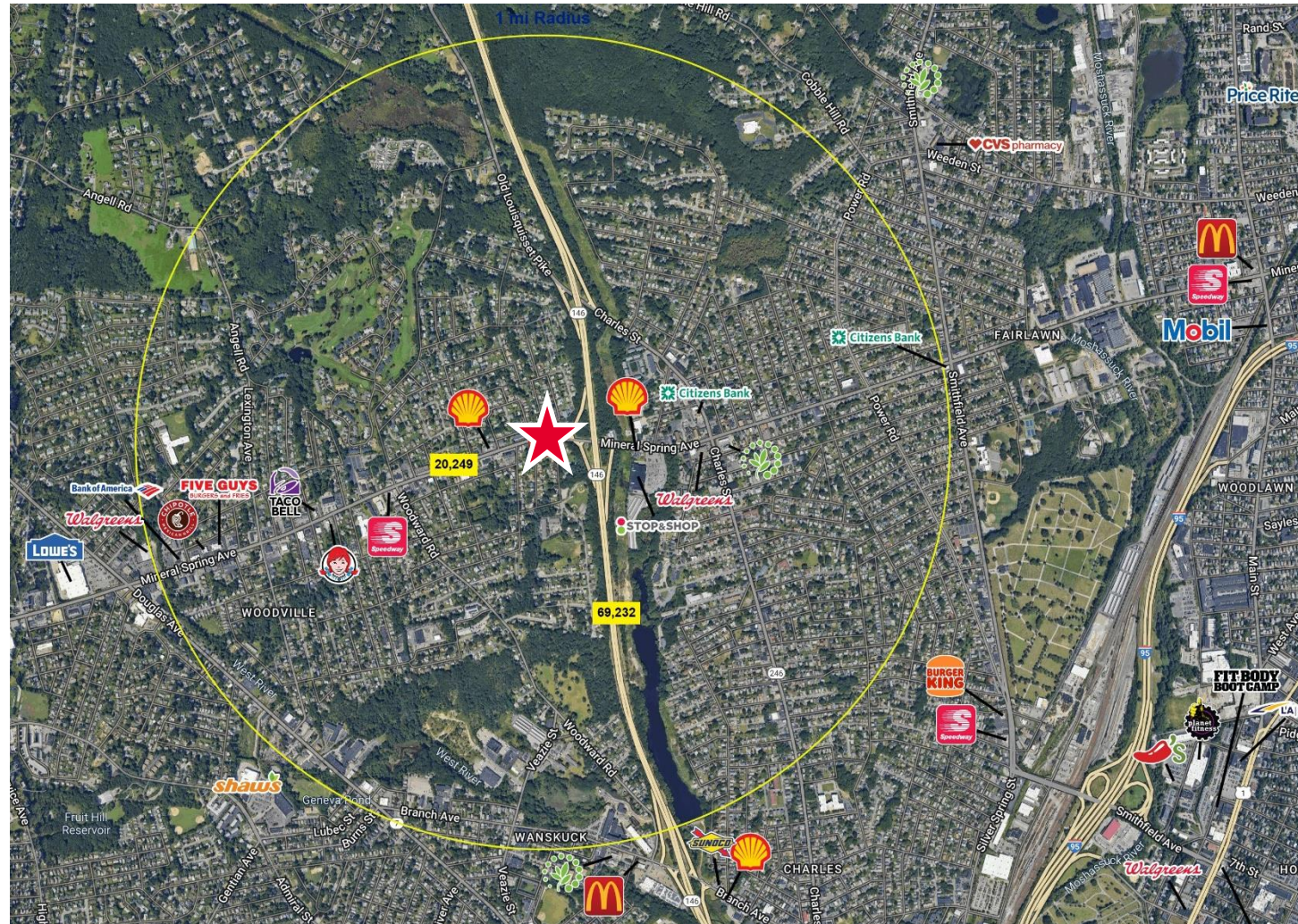
TRAFFIC

Mineral Spring	20,249 vpd
Route 146	69,232 vpd

DEMOGRAPHICS

Mi.	Population	Daytime Pop
1.0	17,149	3,663
2.0	73,830	19,954
3.0	176,806	64,718

Mi.	Est HH Income	Total Businesses
1.0	$77,362	679
2.0	$72,983	2,542
3.0	$76,963	6,809

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