

1830 MINERAL SPRING AVENUE

NORTH PROVIDENCE, RI

FREESTANDING RETAIL PAD SITE AVAILABLE / FOR LEASE



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±0.50 ACRE LAND LEASE

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LOCATION

At the traffic-controlled intersection of Smithfield Road and Mineral Spring Avenue in North Providence, this property offers a one-half-acre land parcel for lease. Visibility, access, and traffic-generating neighboring tenants make this an ideal corner pad site.

AVAILABILITY

Immediate

PRICE: FOR LEASE

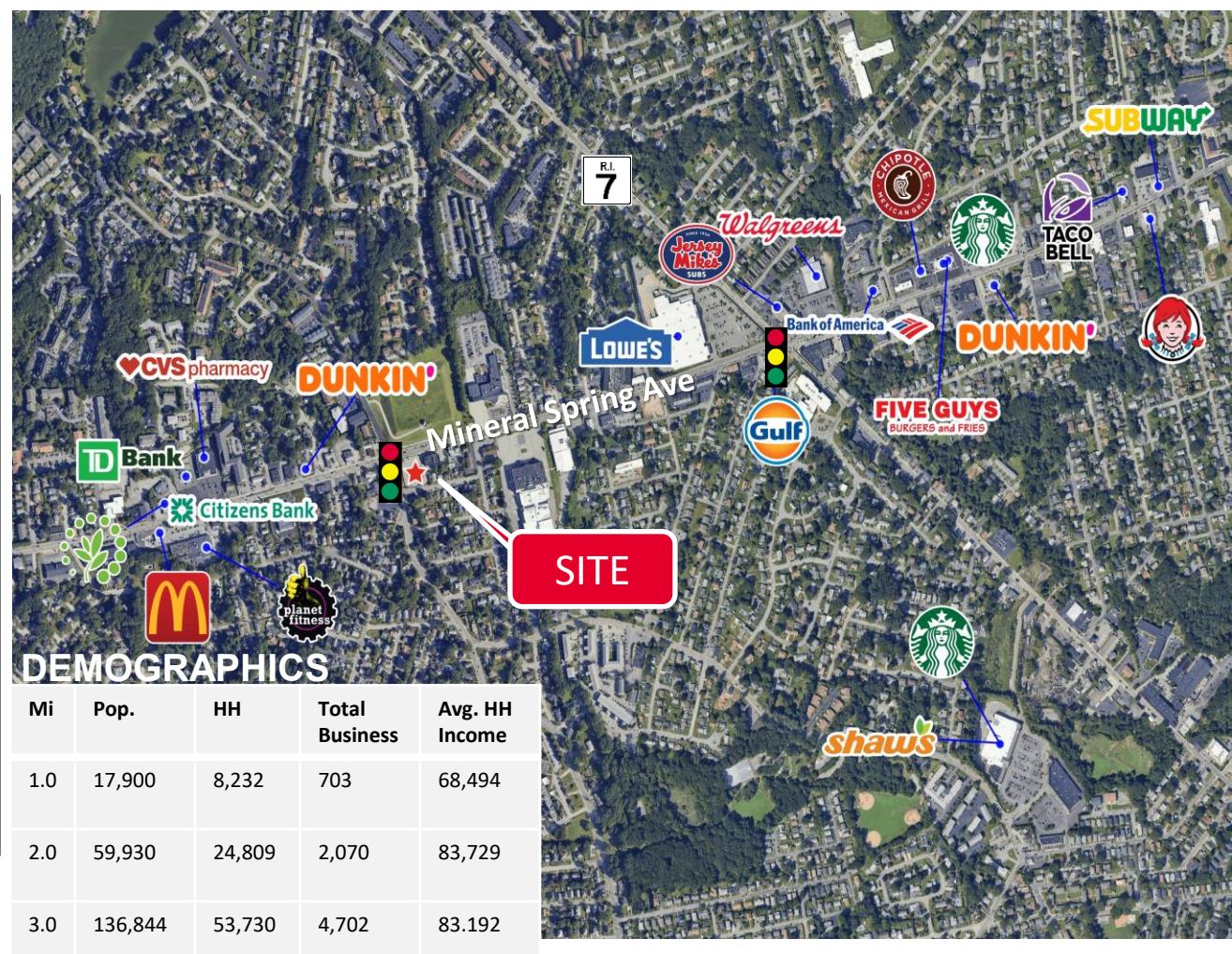
Upon Request

NEIGHBORS

Santander, Walgreens, Aldi, CVS, Burlington, Cumberland Farms, Jersey Mike's, Chipotle, Planet Fitness, Family Dollar, O'Reilly Auto Parts, TD Bank and more

TRAFFIC

Mineral Spring Ave & Smithfield Rd 14,962 (2022)
Douglas Ave & Mineral Spring Ave 15,064 (2024)



DEMOGRAPHICS

| Mi | Pop. | HH | Total Business | Avg. HH Income |
|-----|---------|--------|----------------|----------------|
| 1.0 | 17,900 | 8,232 | 703 | 68,494 |
| 2.0 | 59,930 | 24,809 | 2,070 | 83,729 |
| 3.0 | 136,844 | 53,730 | 4,702 | 83,192 |