

# 345 SOUTH WATER ST PROVIDENCE, RI

± 2,700 SF RESTAURANT SPACE AVAILABLE / FOR LEASE



## BROKERS

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## LOCATION

Situated adjacent to the Providence Pedestrian Bridge, which connects the Innovation & Design District with Providence's East Side, South Water Street offers prime restaurant space with strong visibility and foot traffic. The property is within walking distance of Downtown Providence, College Hill, Brown University, and the Rhode Island School of Design, and is surrounded by residential, office, retail, and waterfront attractions. With convenient access to I-95, I-195, and the Providence Amtrak/MBTA Station, the location provides excellent accessibility for both local residents and visitors.

## PROPERTY FEATURES

- ± 2,700 SF waterfront restaurant space
- Walk-in cooler
- Full equipped bar
- Strong location and connectivity
- Convenient access to major routes

## ASKING RENT

Upon Request

## NEIGHBORS

Whole Foods, Trader Joe's, Aldi, Dunkin, Starbucks, McDonald's, Citizens Bank, Santander, Bank of America, Chase Bank

## TRAFFIC

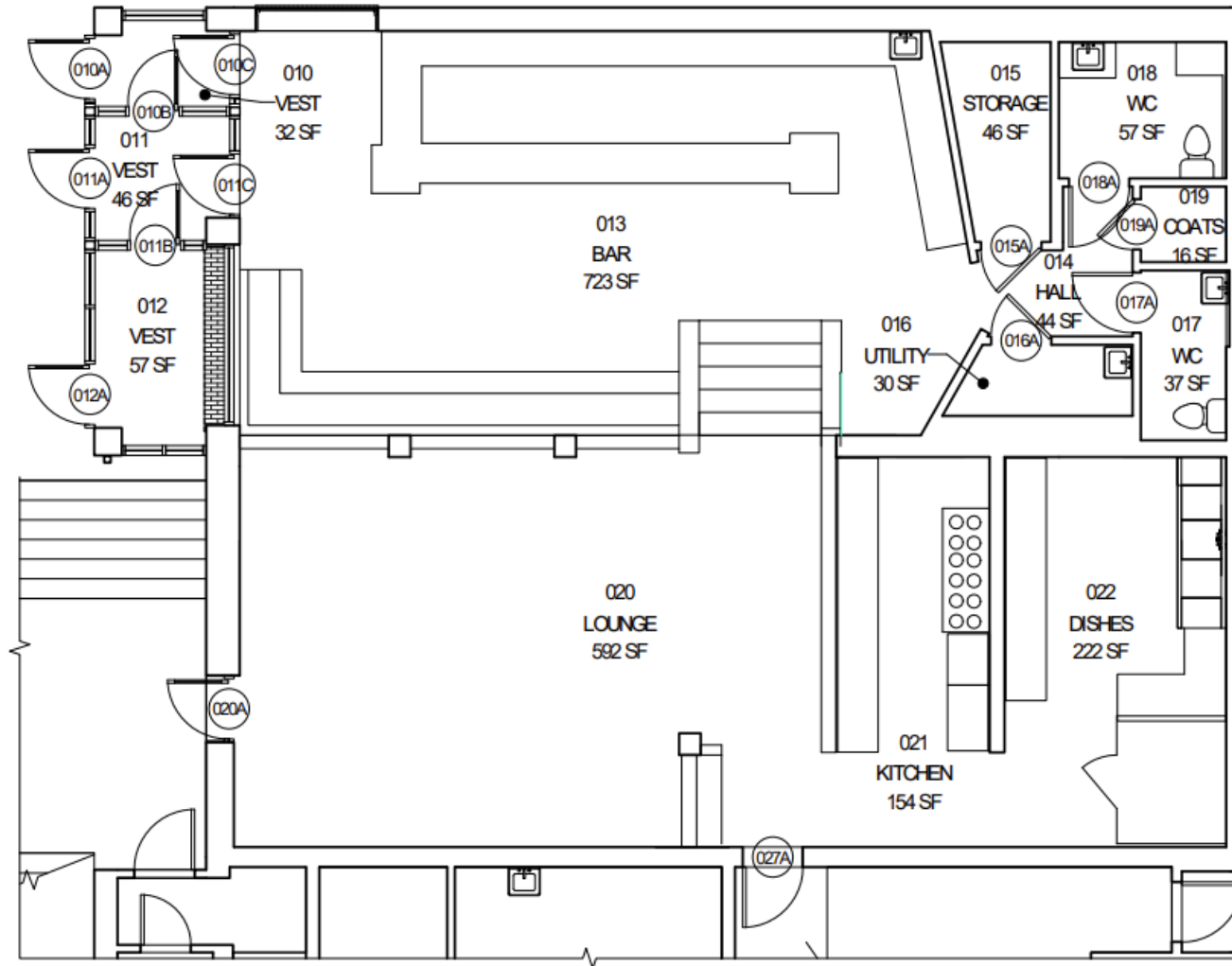
Wickenden Street & S Main Street: 23,306 VPD  
(.20 mi from site)  
I-95 & Dyer Street: 1153,410 VPD  
(.26 mi from site)





# 345 SOUTH WATER ST PROVIDENCE, RI

## FLOORPLAN



# 345 SOUTH WATER ST PROVIDENCE, RI

## NEIGHBORHOOD AERIAL



# 345 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



# 345 SOUTH WATER STREET

Providence, Rhode Island

## CONTACT INFORMATION

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