

RESTAURANT SPACE FOR LEASE



# 539 SMITH STREET

Providence, RI 02908

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Located in a high-traffic shopping center anchored by Aldi Food Market, Advance Auto Parts, Family Dollar, Little Caesars, and Popeyes, this 1,422 SF end cap unit offers an outstanding opportunity for a restaurant operator. The space is fully built out for restaurant use and features a commercial hood and Ansul fire suppression system. Recently upgraded, the unit is in excellent condition and ready for immediate occupancy.

## LOCATION DESCRIPTION

This grocery-anchored shopping center is strategically located on Smith Street in Providence, offering exceptional visibility and accessibility. Situated near Providence College, La Salle Academy, and the Smith Hill neighborhood, the center benefits from a strong and consistent flow of local and student traffic. With easy access from both Smith Street and Ruggles Street, the center is well-positioned to serve the surrounding high-density residential neighborhoods. The area boasts strong demographics and is conveniently located near North Providence and Mineral Spring Avenue, thereby enhancing its regional appeal. This prime location makes the center an ideal destination for daily-needs retailers and service providers, backed by a reliable customer base and anchored by a high-performing grocery tenant.

## PROPERTY HIGHLIGHTS

- 1,422 SF end cap space with kitchen hood and Ansul system
- Unit was recently upgraded into a restaurant space
- Traffic 31,000 CPD
- Ample on-site parking
- Easy access from Smith Street and Ruggles Street
- Aldi anchored shopping plaza

## OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	1,422 SF

DEMOGRAPHICS	2 MILES	3 MILES	4 MILES
Total Households	53,676	94,181	140,129
Total Population	144,374	245,082	358,596
Average HH Income	\$97,873	\$93,819	\$89,787

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# ADDITIONAL PHOTOS



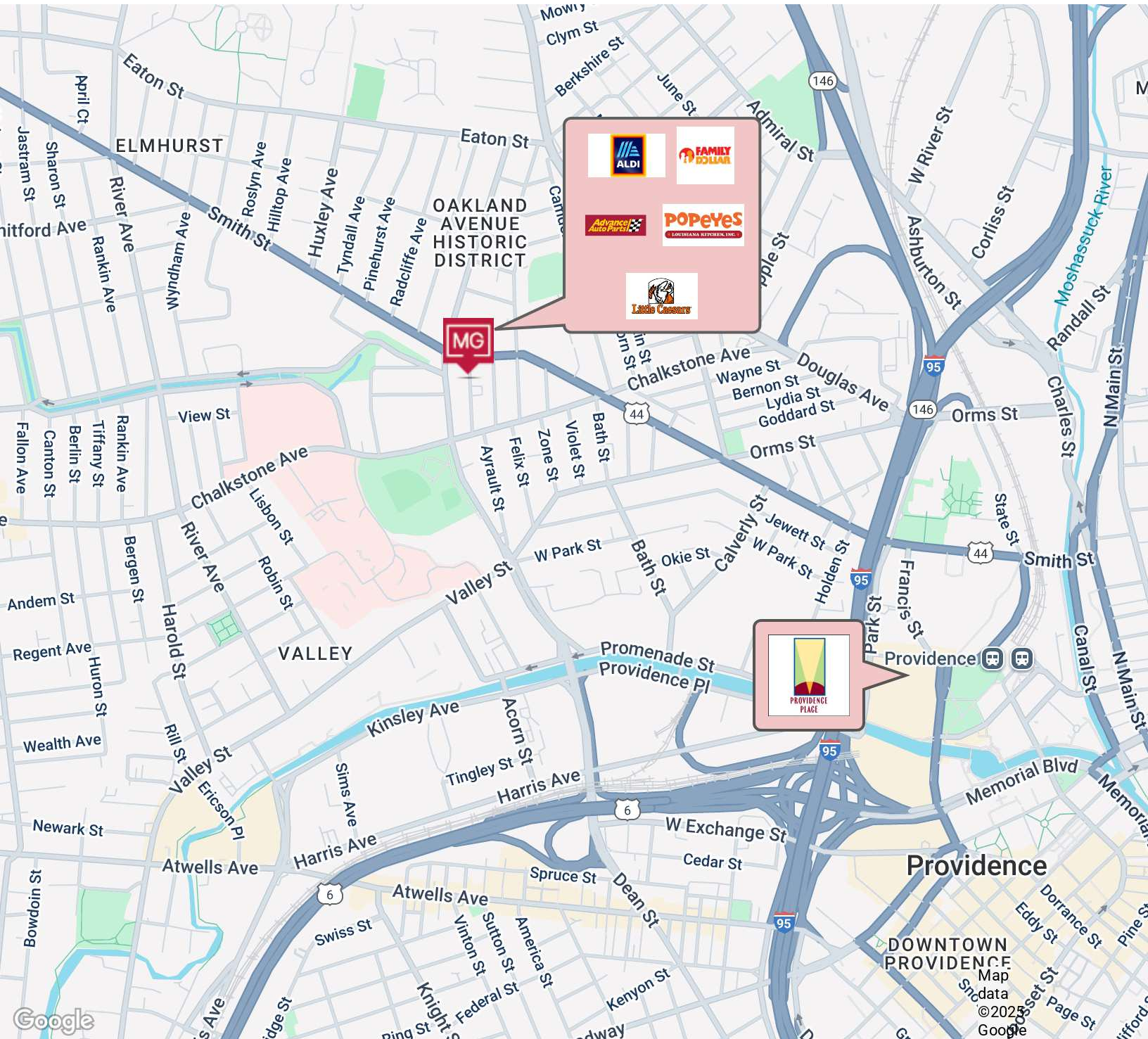
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# RETAILER MAP



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