



HAYES & SHERRY

FOR SALE

300-310 Atwells Avenue

Providence, RI 02903

± 14,338 SF Retail / Multi-Family
0.27 Acre Lot / 0.14 Acre Parking Lot
Sale Price: Upon Request

**OFFERING RHODE ISLAND'S ONLY GOURMET
BANQUET RESTAURANT AND PRIVATE EVENT SPACE**

**HOME TO THE FAMOUS ROMA
ITALIAN PREPARED SANDWICH & COFFEE SHOP
ALSO OFFERS DINE-IN SERVICE AND
VIA ROMA BANQUET & CATERING FACILITY**

Location Highlights

- LOCATED IN THE HEART OF PROVIDENCE ON HISTORIC FEDERAL HILL
- JOIN MANY FINE DINING RESTAURANT AND HOTEL ESTABLISHMENTS
- ALSO KNOWN AS 'LITTLE ITALY', FEDERAL HILL IS RECOGNIZED AS ONE OF THE TOP CULINARY DESTINATIONS IN THE COUNTRY OFFERING A WIDE RANGE OF DINING OPTIONS
- DENSELY POPULATED WITH FOOT TRAFFIC, RESIDENTIAL AND TOURISTS
- CLOSE PROXIMITY TO ALL AMENITIES: DINING, SHOPPING & SERVICES
- EASY ACCESS TO DOWNTOWN PROVIDENCE
- HIGHWAY ACCESS TO ROUTE 146, I-95 & I-295

INVESTMENT OPPORTUNITY
RESTAURANT | PRIVATE DINING | APARTMENTS



For more information, please contact:

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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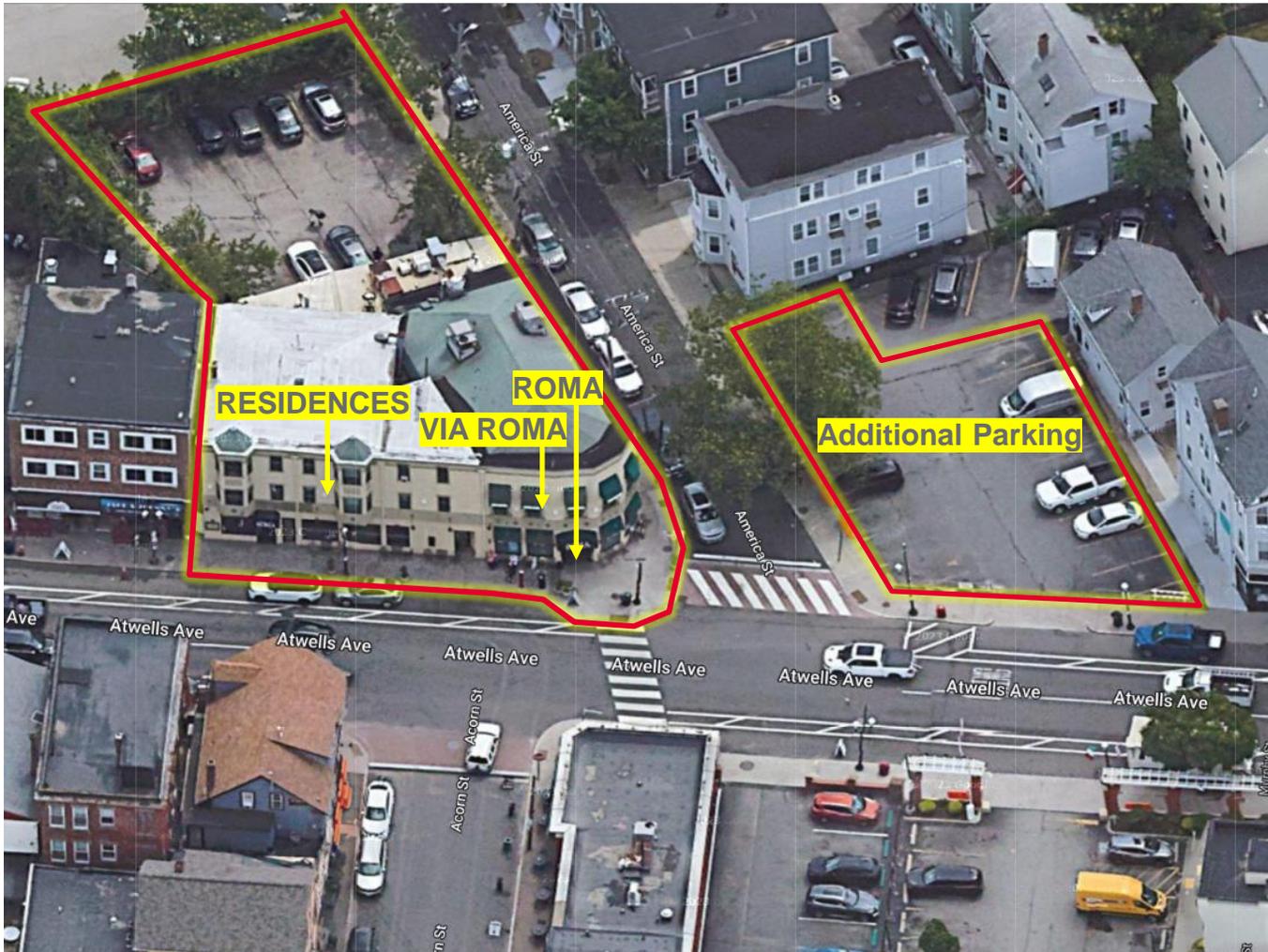
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RESTAURANT | PRIVATE DINING | APARTMENTS | ADDITIONAL PARKING LOT



Use Opportunity

- INVESTMENT OPPORTUNITY FOR CURRENT USE OR REDEVELOPMENT OF EXISTING PROPERTY
- PROPERTY IS BEING SOLD WITH CURRENT RESTAURANT / BANQUET FACILITY LEASE IN PLACE
- GROUND LEVEL CAN BE SUBDIVIDED UP TO 3 SPACES WITH VARIOUS USES

Offering Details

3-STORY BUILDING OFFERING

- 6,000 SF OPERATING RESTAURANT SPACE
- 2,000 SF PRIVATE FUNCTION ROOM
- ENTERTAINMENT LICENSE WITH FULL KITCHEN
- 4,288 SF OCCUPIED RESIDENTIAL UNITS
- FOUR RESIDENTIAL UNITS:
 - (1) 1- BEDROOM UNIT
 - (2) 1-BEDROOM UNITS
 - (1) 3-BEDROOM UNITS
- OFF-STREET PARKING IN REAR OF BUILDING
- ADDITIONAL PARKING LOT ACROSS STREET

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Demographics	1 mi radius	3 mi radius	5 mi radius
Population	9,264	30,038	104,334
Households	4,001	12,873	42,529
Population Median Age	40.7	42.2	39.7
5 Yr Pop Growth (Total%)	0.8%	0.4%	1.0%

5 Mile Information			
55,402	\$72,381	3,667	
Employees	Median Income	Businesses	



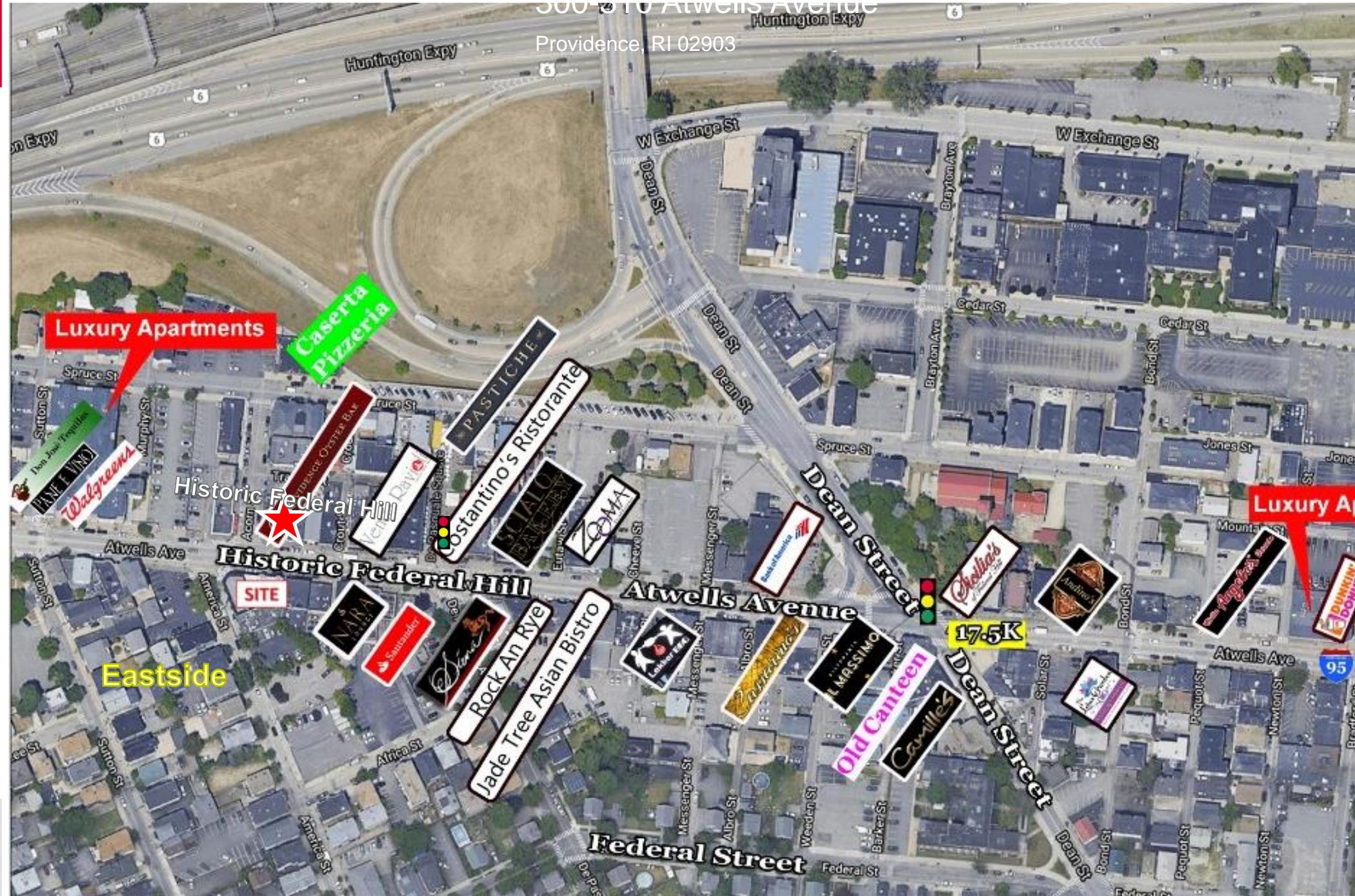
Historic Federal Hill Inset



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