

RETAIL/RESTAURANT SPACE FOR LEASE



1951-1967 MINERAL SPRING AVENUE

North Providence, RI 02904

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime Retail/Restaurant site on Mineral Spring Avenue at traffic light, with access from 4 streets. Tremendous flexibility with sizes from 1,500 - 8,000 square feet with drive thru option. Perfect for QSR and other retail or office. Heavy traffic with 20,500 CPD traffic count.

PROPERTY HIGHLIGHTS

- Drive-Thru Option
- New Construction
- Great Visibility
- 268' Frontage on Mineral Spring Avenue
- Very Busy Trade Area
- 20,500 +/- CPD

LOCATION DESCRIPTION

This new development site is located on Mineral Spring Avenue, North Providence, RI in a very busy trade area. It sits .8 miles from the intersection of Route 44, 2 miles from Route-146 N/S, and 2.3 miles from I-295 N/S. Mineral Spring Avenue has recently experienced a revitalization adding several new businesses including: Providence Bagel, Tropical Smoothie, TD Bank and Wendy's.

OFFERING SUMMARY

Lease Rate:	negotiable
Available SF:	1,500 - 8,000 SF
Lot Size:	2.9 Acres

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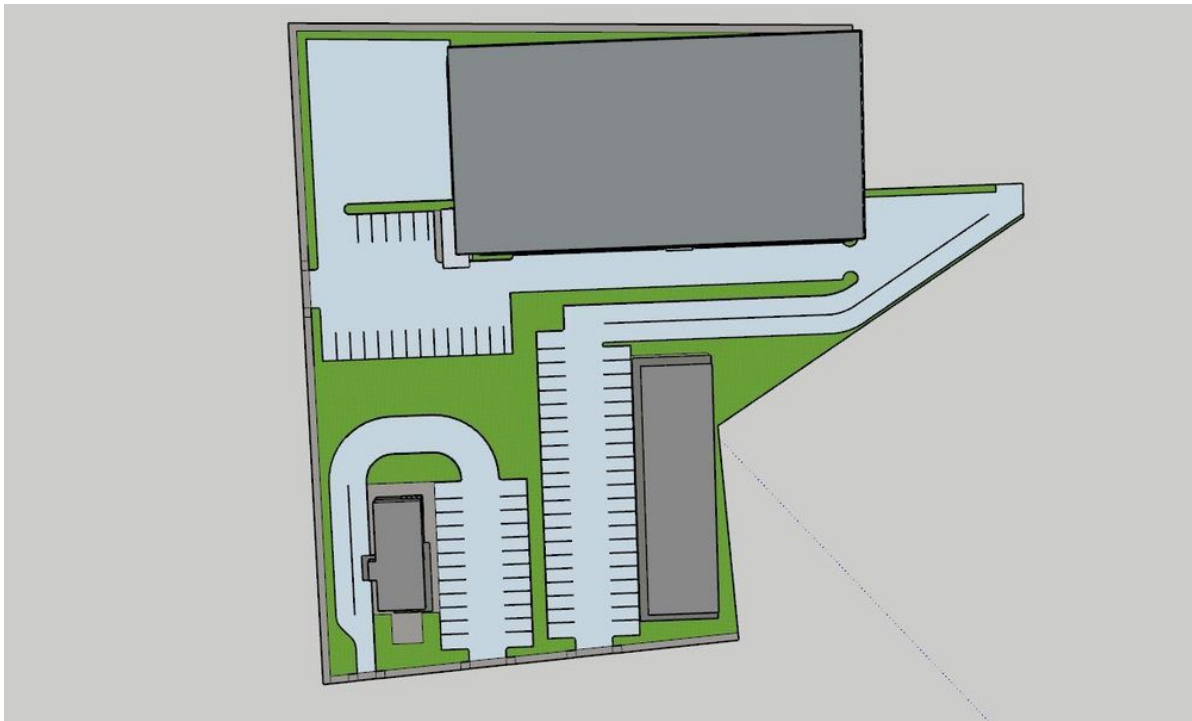
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ADDITIONAL PHOTOS



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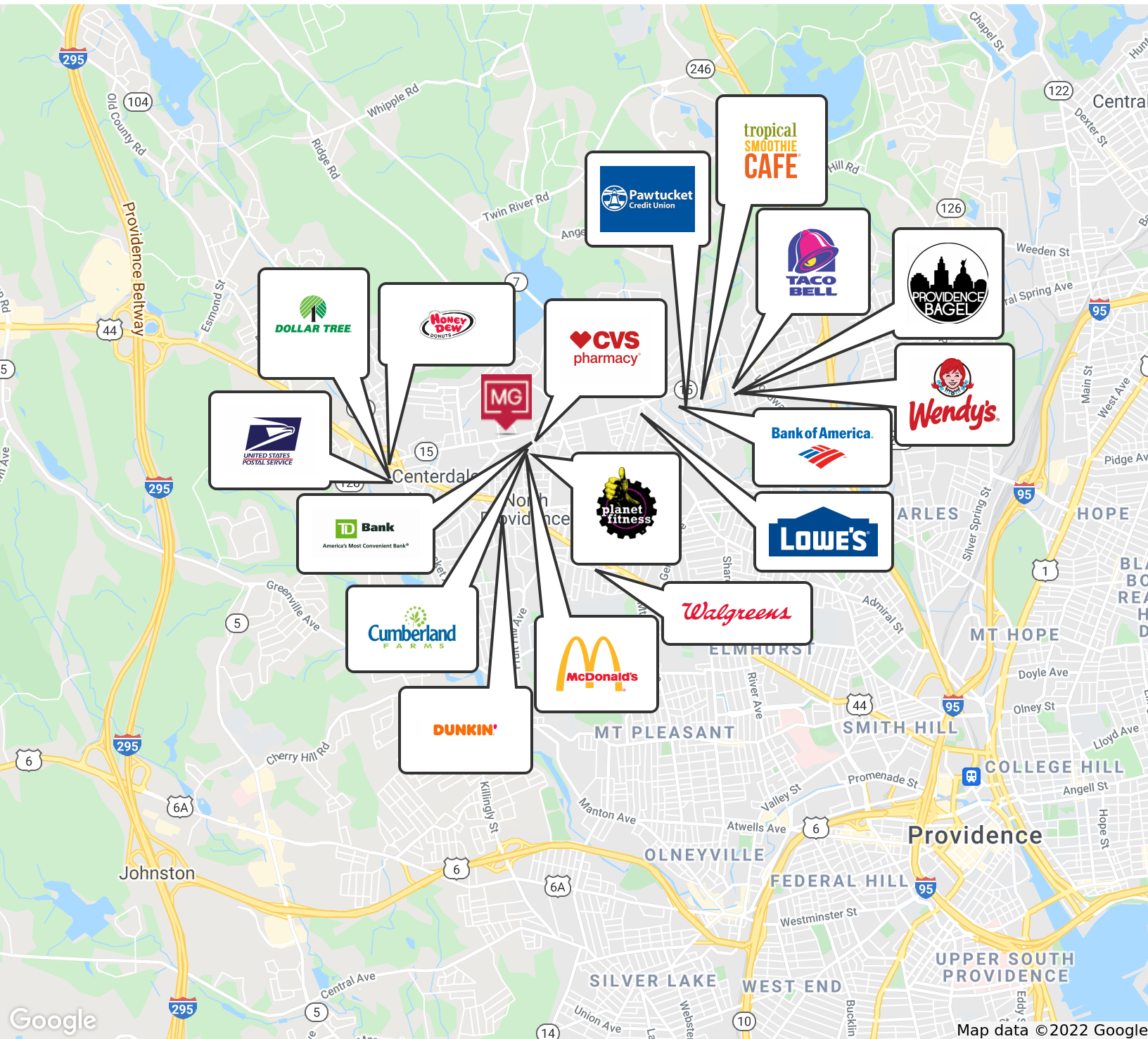
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RETAILER MAP



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