# 745 BRANCH AVENUE PROVIDENCE, RI

3,024 SF BUILDING AVAILABLE / FOR LEASE



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### **LOCATION**

Excellent access and visibility on Branch Avenue with direct access to Route 146. The freshly renovated inside and out +-3,024 SF Property has versatile use as office, retail or medical space. Abuts a freshly renovated residential building with over 200 units in a densely populated corridor of Branch Avenue. Excellent retail synergy at the Route 146 on/off ramp.

### **AVAILABILITY**

**Immediate** 

### **ASKING RENT**

**Upon Request** 

# **NEIGHBORS**

McDonald's, Oak Street Health, Cumberland Farms, Dollar General and many others...

### **TRAFFIC**

Rout 146 62,799 vpd Branch Ave at Site 12,168 vpd

## **DEMOGRAPHICS**

	1 Mi. Radius	3 Mi. Radius	15 Min. Drive
Population	30,837	220,163	494,639
Med HH\$	\$46,677	\$56,134	\$59,715
Households	10,816	85,949	191,203
Daytime Emp	6,928	148,778	227,743



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