

745 BRANCH AVENUE PROVIDENCE, RI

3,024 SF BUILDING AVAILABLE / FOR LEASE



DEREK BRAZEAU / dbrazeau@hayessherry.com / +1 401 273 2052
DAVE LUCIVERO / dlucivero@hayessherry.com / +1 401 273 2068



HAYES & SHERRY

hayessherry.com

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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

