

RETAIL SPACE FOR LEASE



95 CHESTNUT STREET

Providence, RI 02903

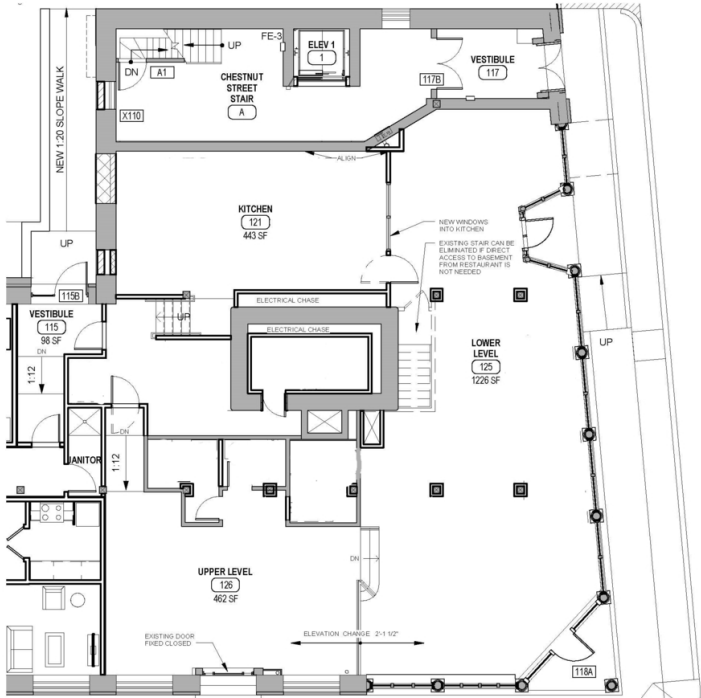
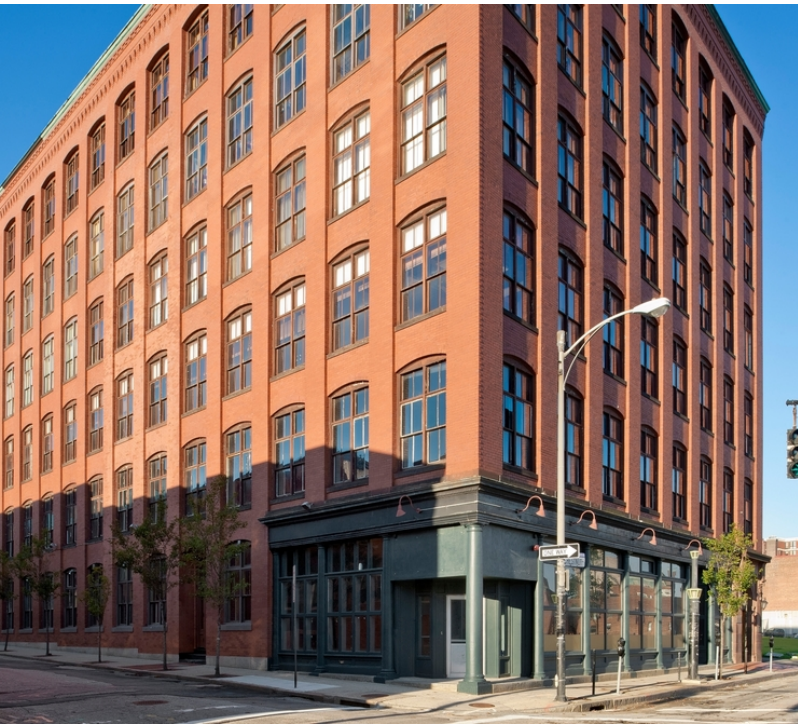
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

95 Chestnut Street, known as The Irons and Russell Building, is located at the intersection of Chestnut Street and Clifford Street in the Knowledge District of Downtown Providence. The property is also in the middle of the I-195 Development Land. It is within walking distance of many area amenities and is close to local colleges and universities.

LOCATION DESCRIPTION

Located in the Knowledge District abutting Chestnut Commons, and near the newly constructed 1200 car parking garage and Wexford Innovation Center. Convenient highway access to both I-95 & I-195.

PROPERTY HIGHLIGHTS

- End Cap Space
- Close to I-95/ I-195
- In Downtown Providence’s Hottest Area
- Historic Building
- Architectural Character

OFFERING SUMMARY

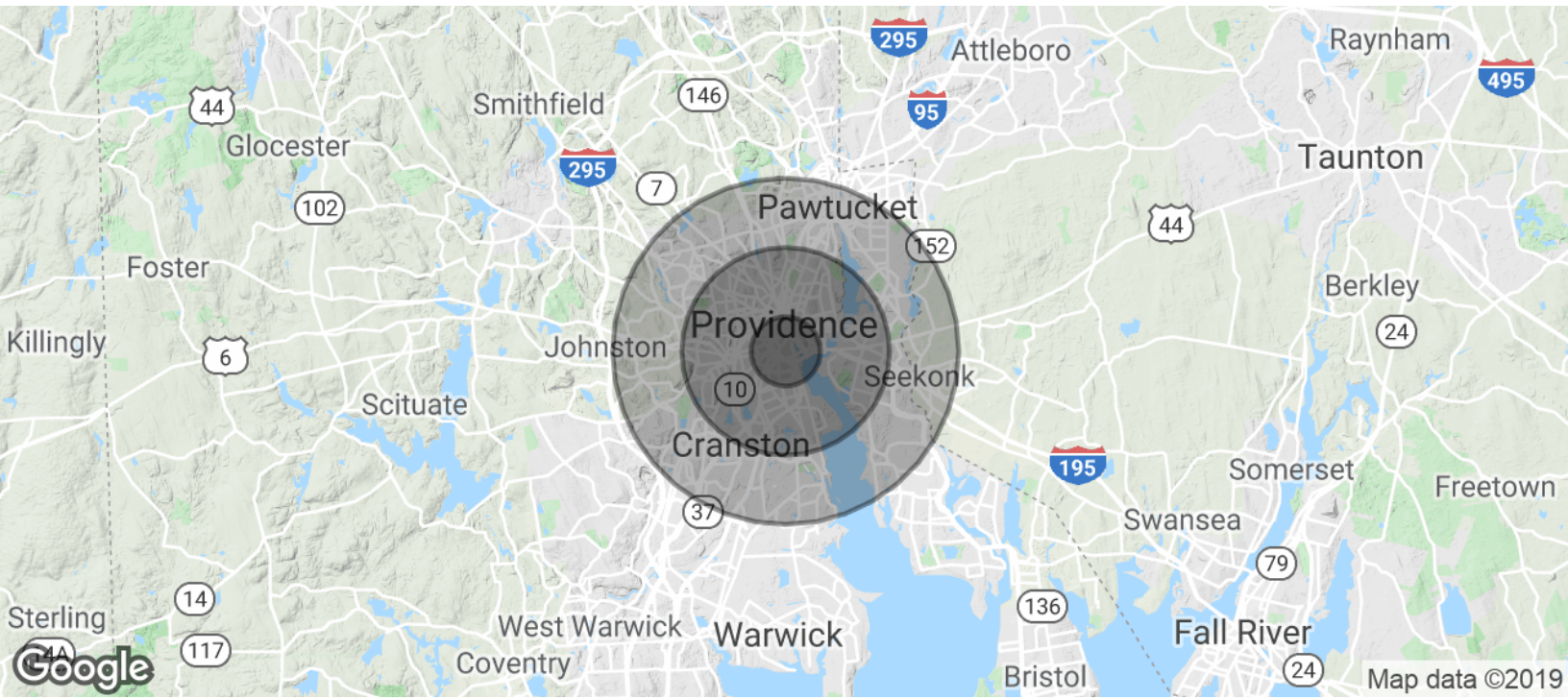
Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,951 SF
Building Size:	57,600 SF

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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	27,603	230,995	466,066
Median age	24.7	29.6	33.8
Median age (Male)	23.2	28.6	32.3
Median age (Female)	26.4	30.7	35.1

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	8,995	82,959	176,898
# of persons per HH	3.1	2.8	2.6
Average HH income	\$50,571	\$55,866	\$57,696
Average house value	\$306,891	\$299,050	\$282,201

* Demographic data derived from 2010 US Census

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AREA AMENITIES



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