

# 66 BRANCH AVENUE

PROVIDENCE, RHODE ISLAND



## LOCATION



Located immediately off I-95 at Exit 24, a key route for northbound travelers to access areas like the city's north side. Less than one mile from the heart of Downtown Providence.

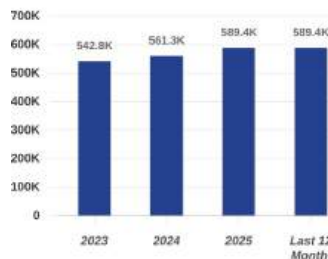
## NEARBY



Wholefoods, Orange Theory Fitness, Starbucks, Staples, LA Fitness, The Miriam Hospital, RISD and Brown Universities and the historic East Side of Providence.

## FOOT TRAFFIC TREND

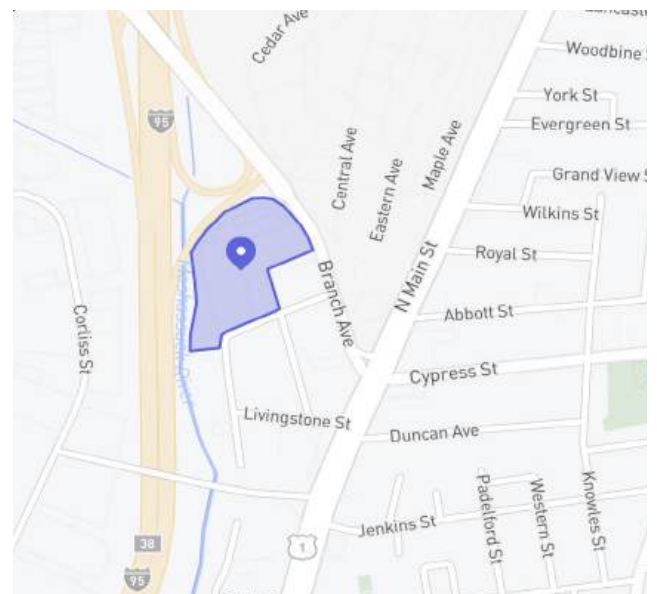
Visits YoY: **+5%**  
Visits Yo2Y: **+8.6%**  
Visits Yo3Y: **+36%**



*80.99% of visits are from visitors who visited at least two times*

## SPACE (GLA)

99,392 SF



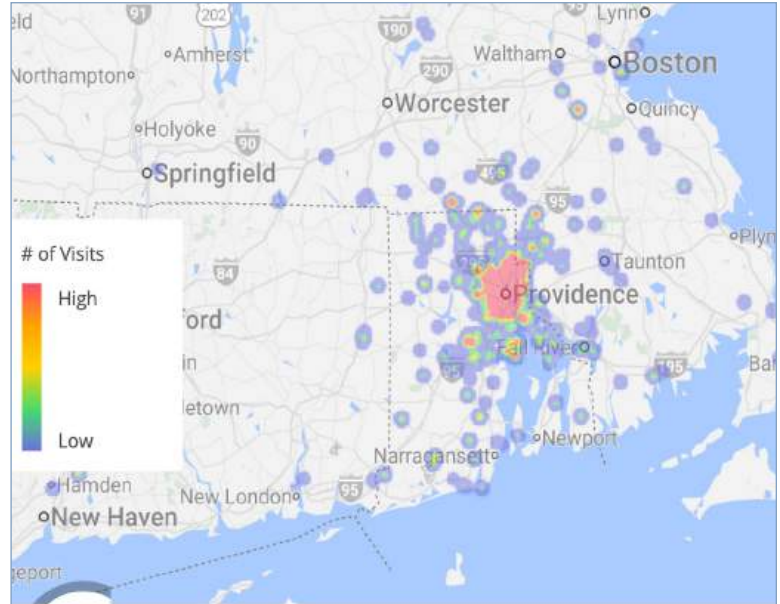
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.8435, -71.4093	258

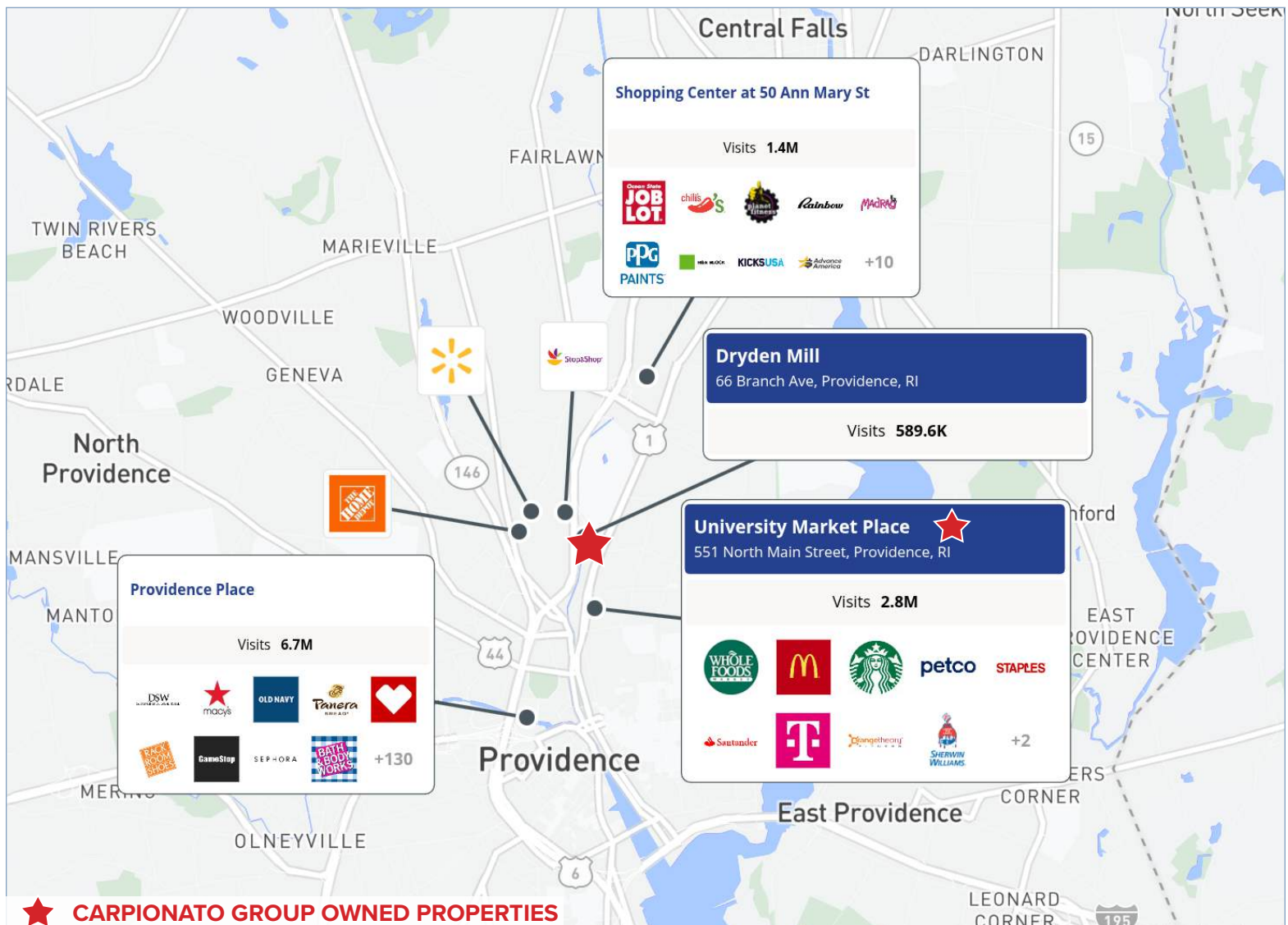
TRAFFIC COUNT	CARS/DAY
I-95	252,000

2025	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	25,415	241,687	449,669
<i>Estimated Avg. HH Income</i>	\$135,130	\$108,176	\$105,429

TRUE TRADE AREA



TRADE MAP



★ CARPIATO GROUP OWNED PROPERTIES

SITE PLAN



TENANTS		
	SQUARE FEET	DIMENSIONS
<b>Retail A</b>	<b>7,438 SF</b>	
Lifespan Urgent Care	4,984 SF	
Chipotle	2,350 SF	
Hunt's Photo	2,600 SF	
Jersey Mikes	1,663 SF	
Wayback	1,867 SF	
Apotheco Pharmacy	1,761 SF	

AVAILABLE
  PROPOSED



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**MAJOR REDEVELOPMENT!**

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