

**LAND FOR SALE / .55 ACRES**

### LOCATION

This ± 0.55-acre parcel at 79 Elmwood Ave in Providence, RI offers a prime location with convenient access to major roadways, including Interstate 95 and Route 1. Situated along Elmwood Avenue, the property is just minutes from Downtown Providence and provides close proximity to shopping, dining, healthcare facilities, and other local amenities.

### PROPERTY HIGHLIGHTS

- Development opportunity
- Vacant land
- .55 Acres land area
- 5 Minutes from Downtown Providence
- Convenient access to retail stores and restaurants
- Excellent access and visibility
- Dense area with recent residential developments

### NEIGHBORS

Dunkin, McDonalds, Starbucks, Burger King, Aldi, Stop & Shop, Burlington, Whole Foods, Santander, Citizens Bank, Planet Fitness, Cumberland Farms

### TRAFFIC COUNTS

- Broad Street & Pine Street: 9,813 VPD  
(.18 MI from site)
- Broad Street & Myrtle Street: 8,089 VPD  
(.19 MI from site)



For more information, please contact:

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DEMOS	1 Mi.	3 Mi.	5 Mi.
Population	47,861	246,369	424,396
Avg. HH \$	\$62,269	\$77,864	\$81,807
Daytime (Total)	43,297	205,947	333,210