

RETAIL PROPERTY FOR LEASE



125 ATWELLS AVENUE

Providence, RI 02903

DAN FEINER

Vice President
401.751.3200 x3310
dan@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Discover this wonderful leasing opportunity with a spacious layout, abundant natural light, and a prominent storefront, it's perfect for retail or office. The open floor plan offers customization opportunities with an inviting atmosphere. Positioned in a bustling commercial district, this property is ideal for elevating your retail business in the heart of Providence's Federal Hill.

PROPERTY HIGHLIGHTS

- Superior location on Historic Atwells Avenue
- Tremendous foot traffic
- Vibrant street-level retail shops
- Surrounded by numerous well-known established restaurants
- Large storefront windows allowing for natural light
- Close to I-95 on/off ramp

LOCATION DESCRIPTION

Prime retail or restaurant opportunity at 125 Atwood Avenue, ideally situated in the heart of Historic Federal Hill. This highly visible property spans an entire block from Bradford Street to Newton Street, on vibrant Atwells Avenue—one of Providence's most sought-after dining and cultural destinations.

Located directly across from Garibaldi Square and offering convenient access to Interstate 95 on and off-ramps, the site benefits from steady foot traffic, excellent visibility, and easy access. Surrounded by established restaurants, cafés, and local businesses, this is an exceptional location to capitalize on the energy and charm of Federal Hill.

OFFERING SUMMARY

Lease Rate:	\$21.75 SF/yr (NNN)
Available SF:	3,200 SF
Building Size:	20,358 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	36,631	233,983	430,324
Average HH Income	\$87,647	\$93,407	\$94,175

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INTERIOR PHOTOS

RETAIL PROPERTY FOR LEASE



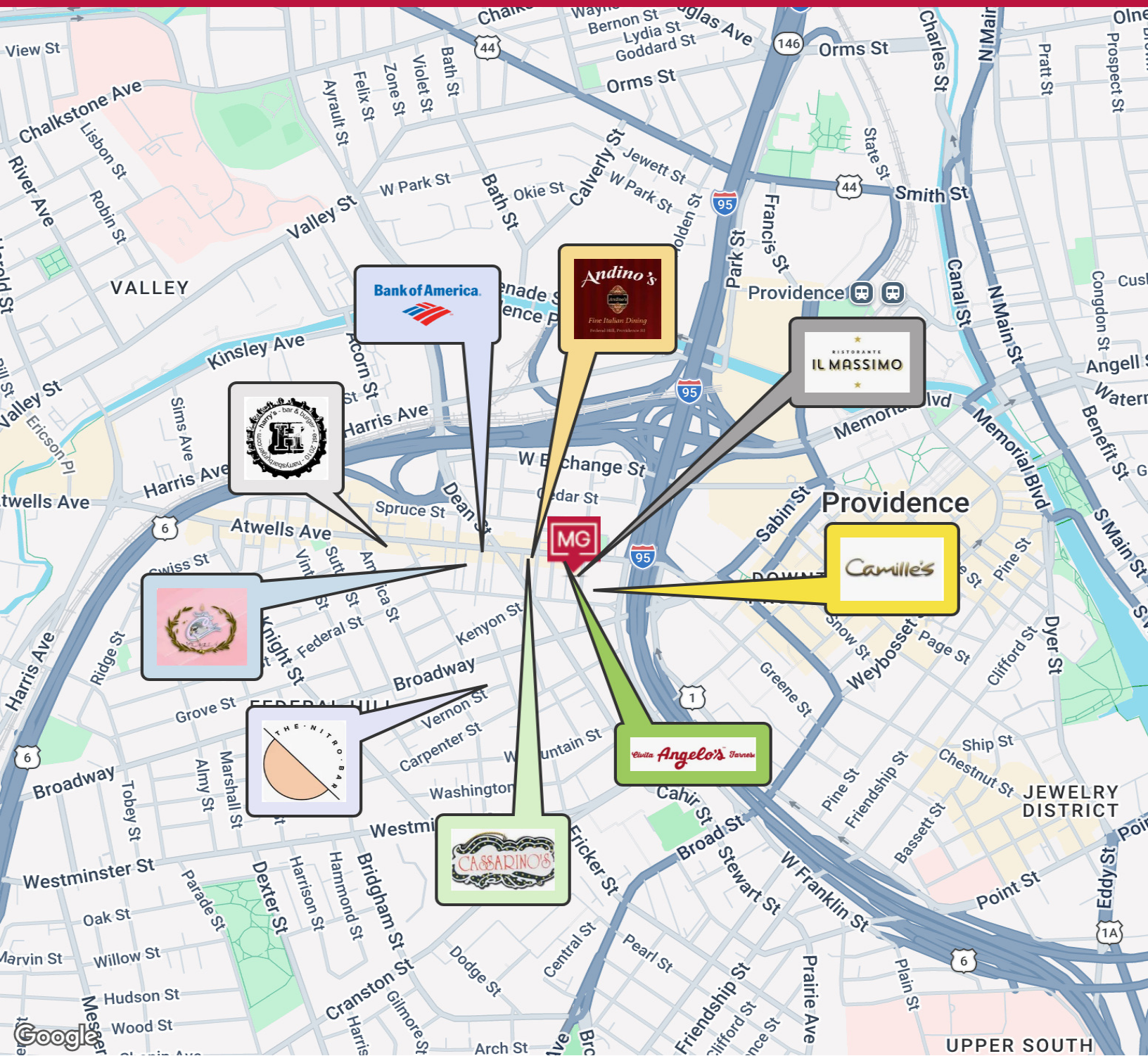
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AREA MAP

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