

sweeney
REAL ESTATE & APPRAISAL

**RETAIL/RESTAURANT
CONDO FOR SALE**

36 EXCHANGE TERRACE, LOWER LEVEL PROVIDENCE - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



JAY KERN | JKERN@SREARI.COM | 401-331-9300 X206 | 401-523-1049

36 EXCHANGE TERRACE, LOWER LEVEL PROVIDENCE - RHODE ISLAND

**ASKING PRICE: \$1,350,000
(Plat 19, Lot 139, Unit LL)**

PROPERTY DETAILS

- 4,900± SF Retail Condo
- Downtown Providence
- Restaurant & Brewery Build Out, Turn-Key
- All FF&E Included
- Signage Exposure on Exchange Terrace
- High Traffic & Walking Traffic Count
- On/Off I-95, Walkable to Amtrak/MBTA Station
- Neighbors Track 15, Courtyard Marriott, & Providence Place Mall

MAP



36 EXCHANGE TERRACE, LOWER LEVEL PROVIDENCE - RHODE ISLAND

DEMOGRAPHICS

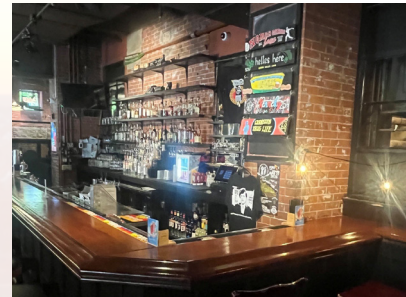
| Radius | Population | Average HH Income |
|---------|------------|-------------------|
| 1 Mile | 36,085 | \$94,039 |
| 3 Miles | 235,353 | \$90,937 |
| 5 Miles | 445,410 | \$93,380 |

DOWNTOWN LOCATION



36 EXCHANGE TERRACE, LOWER LEVEL PROVIDENCE - RHODE ISLAND

ADDITIONAL PHOTOS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com

