

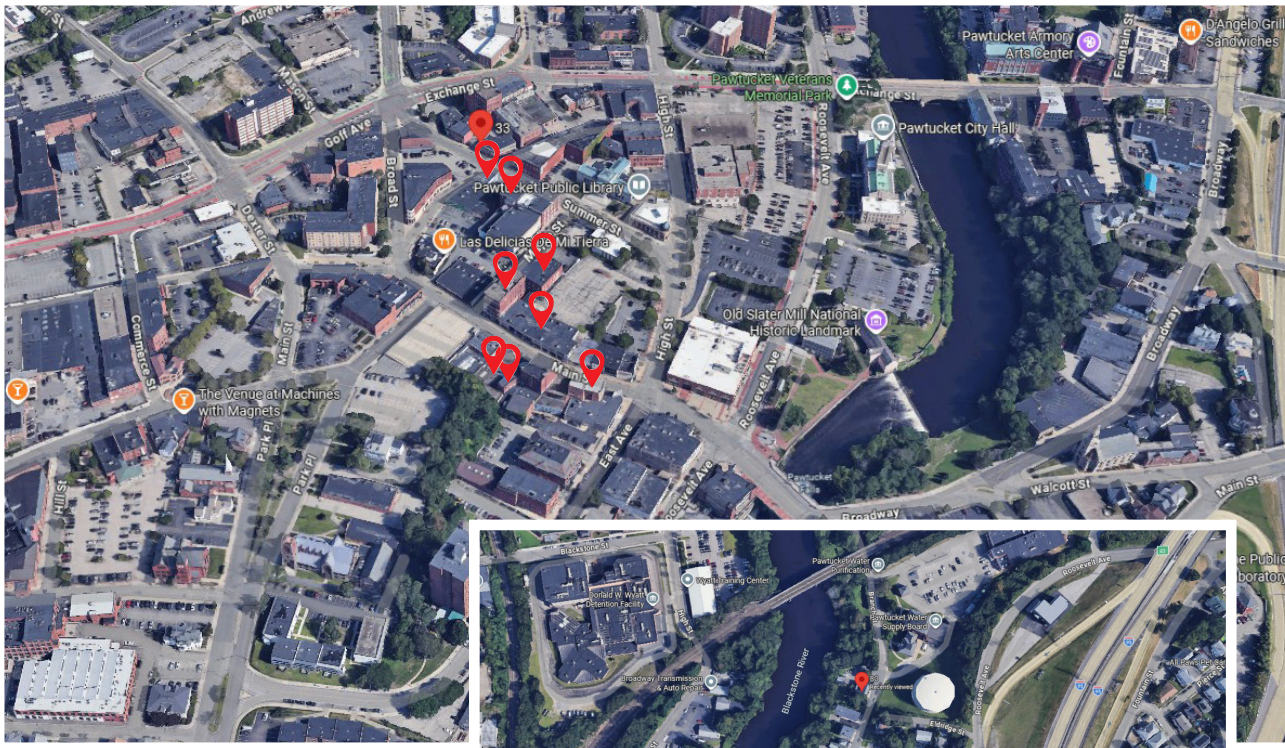
sweeney

REAL ESTATE & APPRAISAL

MIXED USE INVESTMENT

PAWTUCKET PORTFOLIO 10 SITE MIXED USE INVESTMENT

80 BRANCH STREET, 26-28 SUMMER STREET,
31-33 SUMMER STREET, 25 MAPLE STREET,
216 MAIN STREET, 217 MAIN STREET,
228 MAIN STREET, 250 MAIN STREET
& 255 MAIN STREET



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PORTFOLIO DETAILS

25 Maple Street - 14,322 SF Living – Office Building

26-28 Summer Street - 3,462 SF Living – Five (5) Residential Units

31-33 Summer Street - 6,428 SF - Two (2) Commercial Units/
Two (2) Residential Units

80 Branch Street - 1,971 SF - Two (2) Residential Units Existing

216 Main Street - 9,798 SF – 1st Floor Commercial/ Eight (8) Semi-
Completed Residential Units

217 Main Street - 19,580 SF – Five (5) Commercial Units

228 Main Street - 12,200 SF – Ten (10) Commercial Units (High
Residential Conversion Potential)

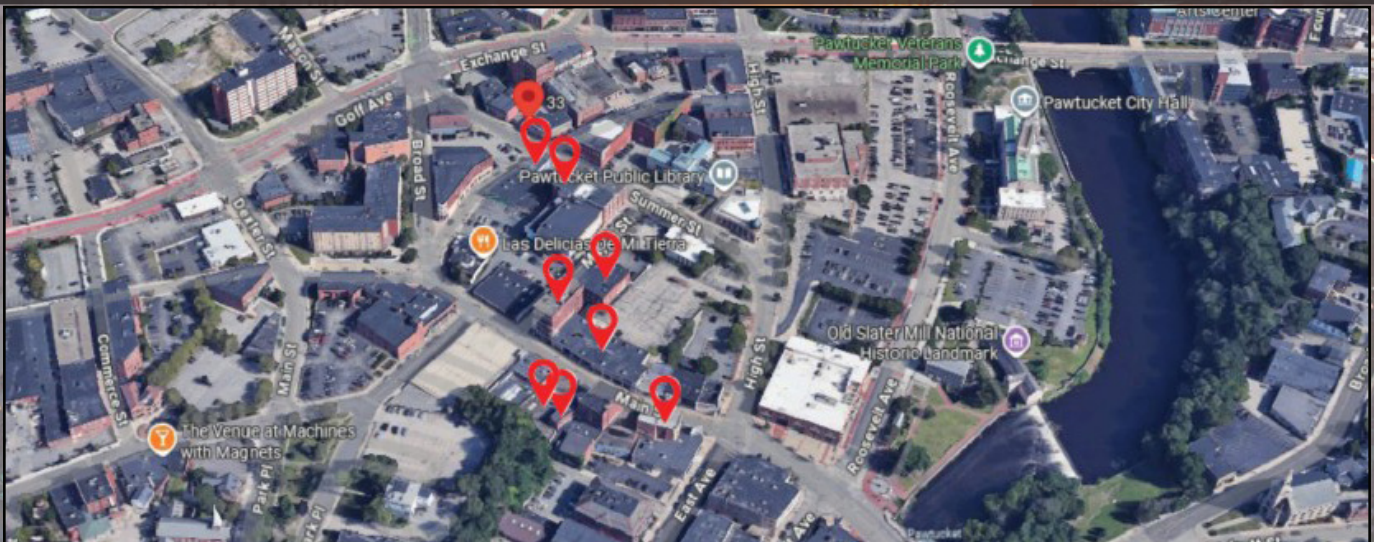
250 Main Street - 17,768 SF – Twenty (20) Retail Units/ Two (2)
Residential Units

255 Main Street - 21,468 SF – 1st Floor Commercial Unit/ Thirty
Three (33) Semi-Completed Residential Units

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LOCATION OVERVIEW

Located in the heart of Downtown Pawtucket's revitalization corridor. Being located in an Opportunity Zone the area benefits from significant ongoing public and private investment. Minutes from the Pawtucket/Central Falls Transit Center with direct MBTA access to Providence and Boston, as well as RIPTA bus service. Surrounded by restaurants, retail, arts venues, and major redevelopment projects including Tidewater Landing, the location offers strong appeal for residential conversion. There is convenient access to I-95 and Route 1.



	Population	Average HH Income
1 Mile	40,881	\$66,063
3 Miles	161,461	\$92,558
5 Miles	322,907	\$98,965

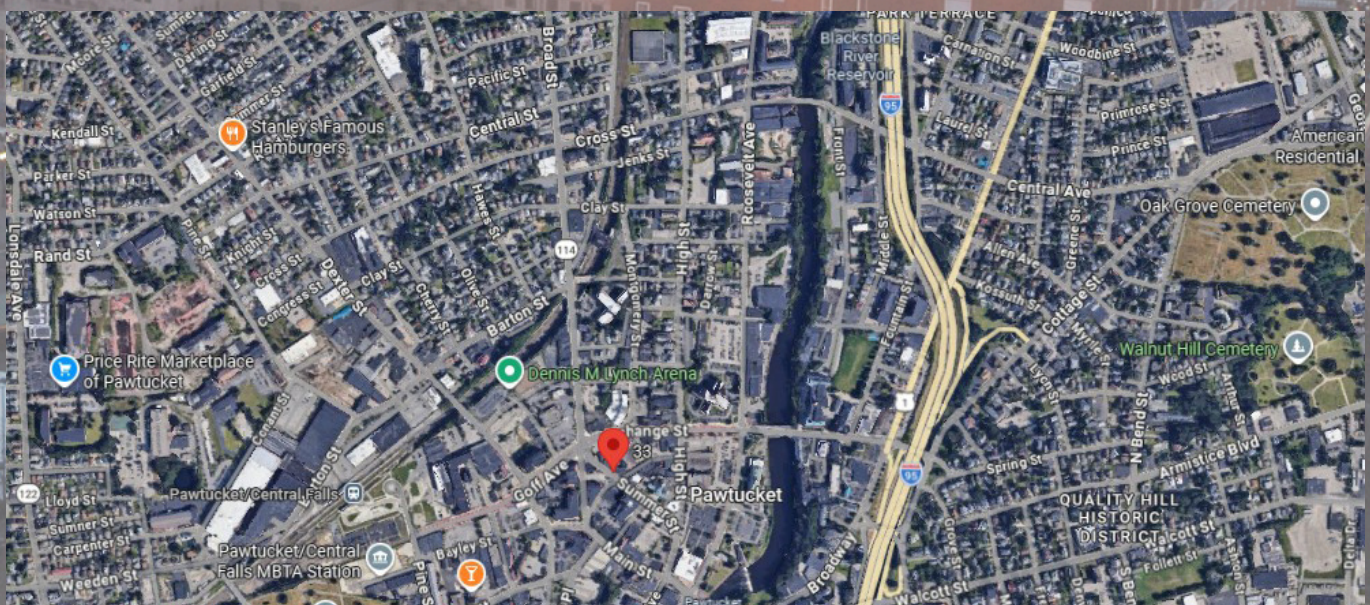
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OFFERING DETAILS

- 106,997± Total SF
- 70 Existing Units
- High Residential Conversion Potential
- Neighbors Tidewater Landing & Centerville Stadium
- Opportunity Zone Location
- Minutes from Pawtucket/Central Falls Transit Center
- Walkable Environment
- Located Along Bus Line
- Downtown Pawtucket Revitalization Corridor
- Quick to I-95 & RT-1

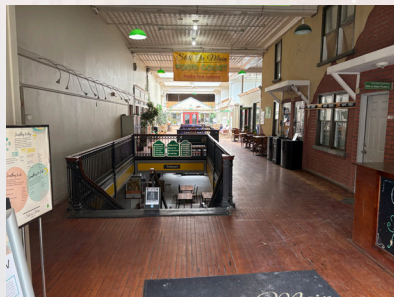


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SAMPLE PROPERTY PHOTOS



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