



# 386 ATWELLS AVE

PROVIDENCE, RHODE ISLAND

**FOR LEASE**

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# 386 ATWELLS AVE PROVIDENCE, RI



## LOCATION

**386 Atwells Avenue** is situated in the heart of Providence's renowned Federal Hill district, one of Rhode Island's most vibrant and sought-after commercial destinations. Positioned along the Atwells Avenue corridor, the property is surrounded by a diverse mix of restaurants, cafés, specialty shops, and neighborhood retailers that bring a steady flow of local residents and visitors throughout the year. **386 Atwells Avenue** presents an exceptional opportunity for retail, restaurant, office, or service-oriented businesses seeking a presence in one of Providence's most dynamic and established commercial neighborhoods.

## ASKING RATE

Upon request

## PROPERTY FEATURES

- ± 1,961 SF Retail shell space
- High ceilings
- Located on Federal Hill
- Strong pedestrian and vehicle traffic
- Convenient access to downtown and I-95
- Excellent visibility

## TRAFFIC COUNTS

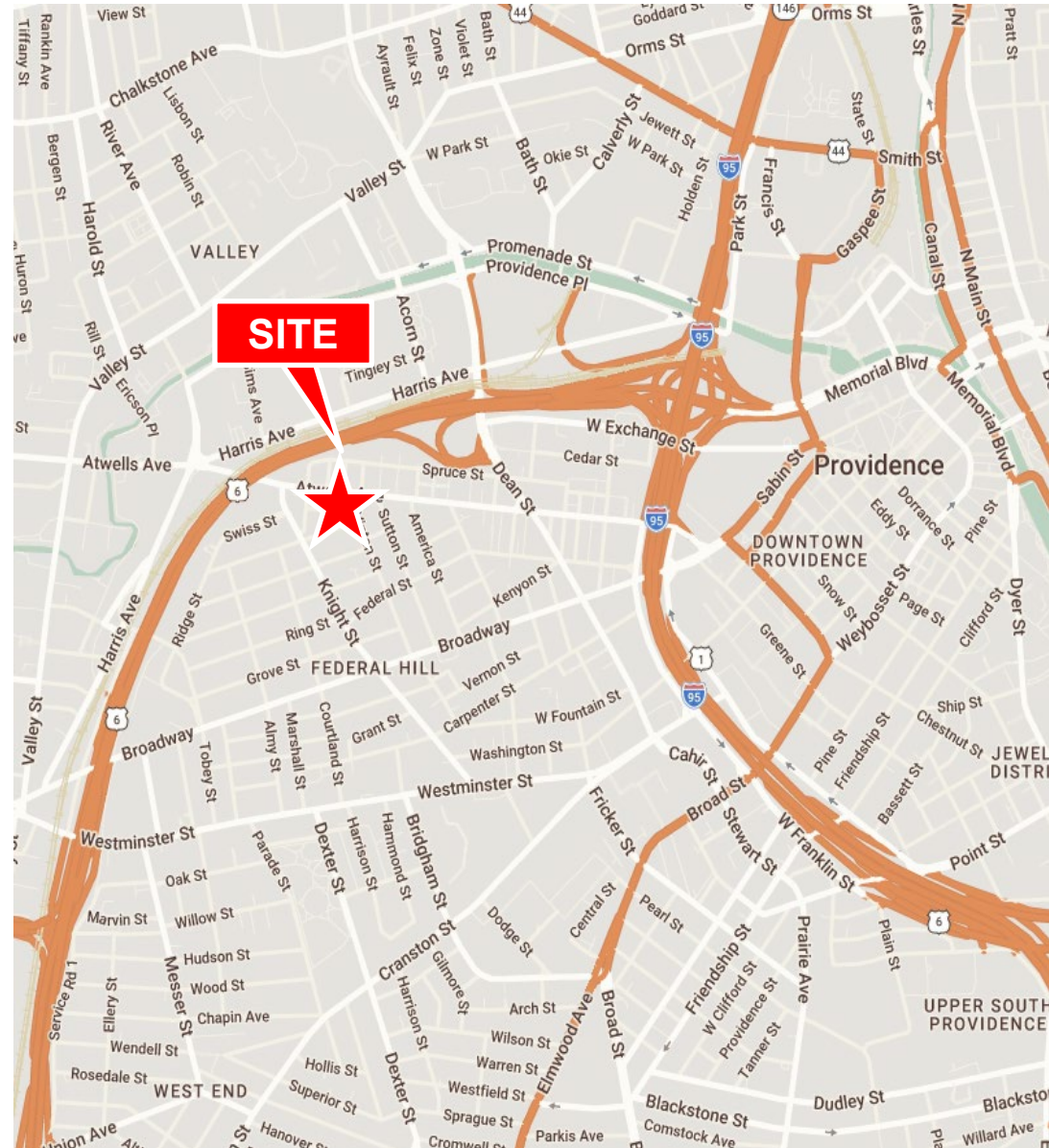
Atwells Ave & Dean Street: 22,414 VPD

(.20 mi from site)

Atwells Ave & Ericson Pl: 19,615 VPD

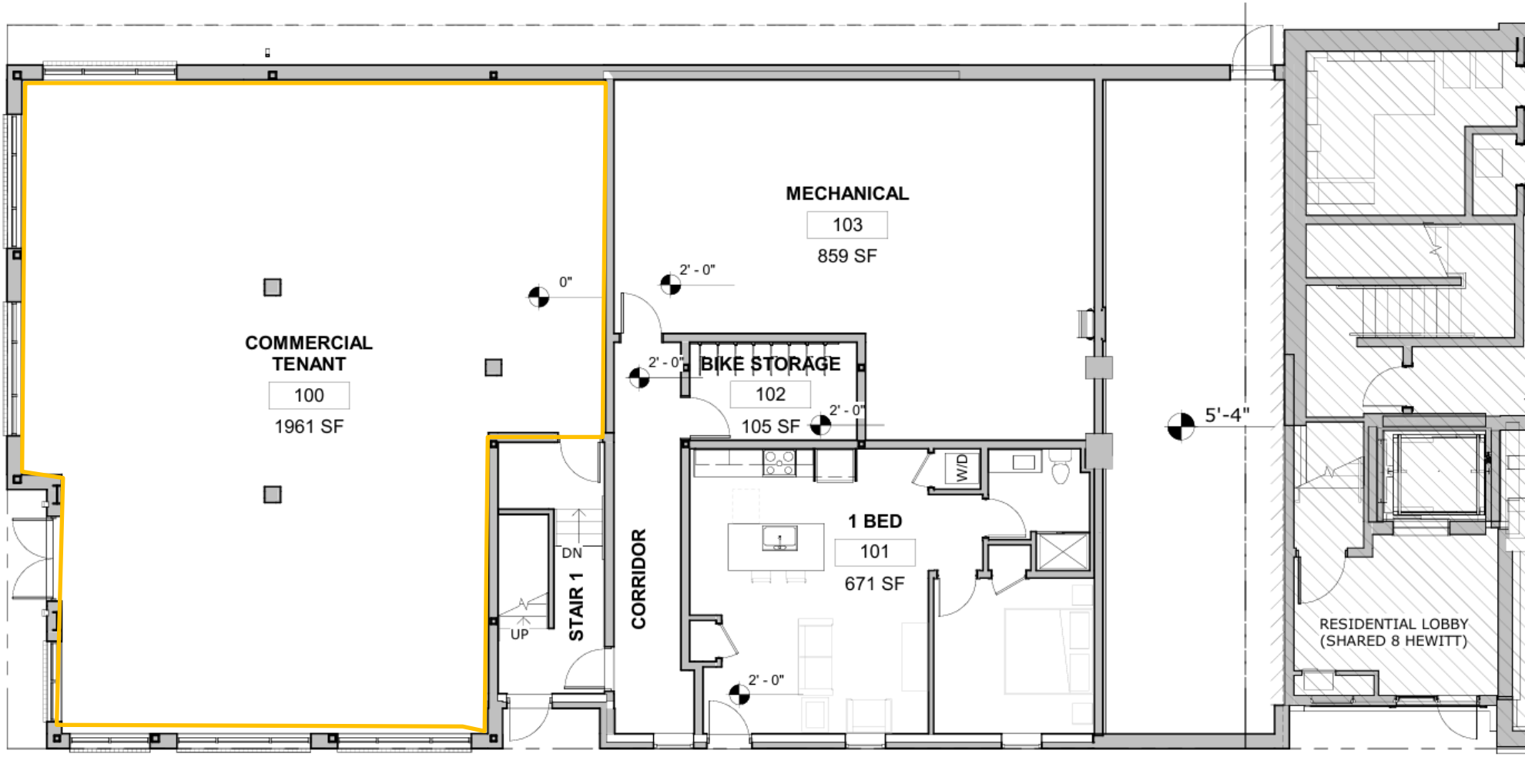
(.09 mi from site)

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	48,664	159,095	250,818
Avg. HH \$	\$73,150	\$73,765	\$79,613
Daytime (Total)	60,364	154,643	221,314





Floorplan



# 386 Atwells Ave, Providence, RI

## Neighborhood Aerial



5 MINUTES  
DOWNTOWN PROVIDENCE



15 MINUTES  
T.F. GREEN AIRPORT



**Anthony's**  
FEDERAL HILL, LITTLE ITALY

**PANE & VINO**  
ITALY ITALY ITALY

**Bella VISTA**  
RISTORANTE

**CASERTA**  
PIZZERIA

**Afrique D'L**  
Lounge

**the bce**  
restaurant lounge

**JoRo**

**Pasticche**  
VIN, BAKERY, CAFE

**SITE**

**PIANTA**  
vegan, local, ethically sourced

**TONY'S**  
COLONIAL FOOD

**TERRA NEGRA**  
- PASTA CAFE

**Capri**  
SEAFOOD BAR

**SADIE'S**  
on the Bayou

**MAMBO SUSHI**  
Restaurant & Lounge

**Walgreens**

**ROMA**

**HI**  
RESTAURANT - bar & lounge

**VARIETY**

**PROVIDENCE OYSTER BAR**

**Miso**  
Mozza

**VENDA**  
RAVIOLI  
PASTA FRESCA

**Appia**  
TRATTORIA

**SCIALO BROS.**  
BAKERY

**CROWN**  
PROVIDENCE

**CAPT' LOUI**  
SEAFOOD BOIL

**Gesler St**

**Gesler St**

**Lee St**

**Sutton St**

**America St**

**Africa St**

**De Pasquale Ave**

**Ave**

**dam**

**Pied**

**Hewitt St**

**Vinton St**

**Ames St**

**Spruce St**

**McAvoy St**

**Sutton St**

**Acorn St**

**Trainer St**

**Crout St**

**De Pasquale Square**

**Spruce St**

**W-St**

**Ave**

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For Property Inquiries, please contact:

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