

INVESTMENT OPPORTUNITY

± 10,719 SF OFFICE BUILDING / FOR SALE



460 HARRIS AVE

Providence, Rhode Island



HAYES & SHERRY

HAYESSHERRY.COM

460 Harris Ave, Providence, RI

LOCATION

Located near the edge of Downtown Providence, **460 Harris Avenue** offers excellent access to the city's core business and retail districts. The property is just minutes from Providence Place Mall, Waterplace Park, and numerous restaurants, cafés, and service amenities. Its location provides quick connectivity to major highways including I-95 and Route 6, and Providence Amtrak/MBTA Station.

ASKING PRICE

Upon Request

PROPERTY FEATURES

- ± 10,719 SF building size
- 12 Units (ranging from ± 688 SF – 2,459 SF)
- ± 1,025 - 2,459 SF available spaces for lease
- Land Area: ± 21,477 SF (.49 Acres)
- Vacant Lot: ± 25,951 SF (.59 Acres)
- Total Land Area: ± 47,428 SF (1.08 Acres)
- Year built: 2010
- 3 Stories
- 32 Surface parking

NEIGHBORS

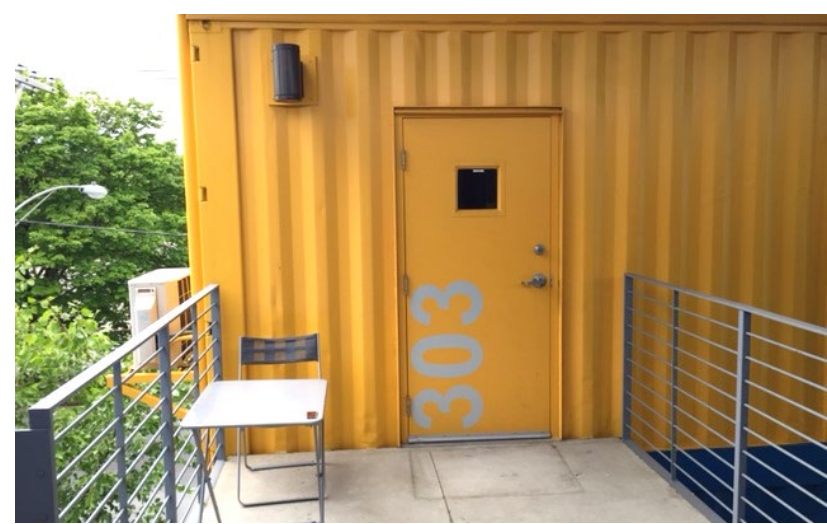
Bank of America, Santander, Citizen Bank, Dunkin', Burger King, McDonald's, Starbucks, Subway, Cumberland Farms, Strive Lofts, Eagle Square Plaza, Atwells Avenue

TRAFFIC COUNTS

Atwells Ave & Rt 6: 51,428 VPD
(.08 Mi from site)

Harris Ave & Atwells Ave: 13,069 VPD
(.04 Mi from site)





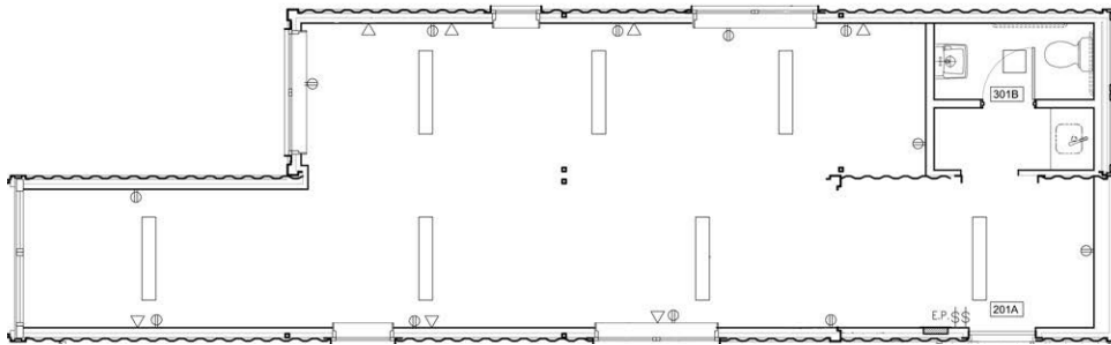


SITE PLAN

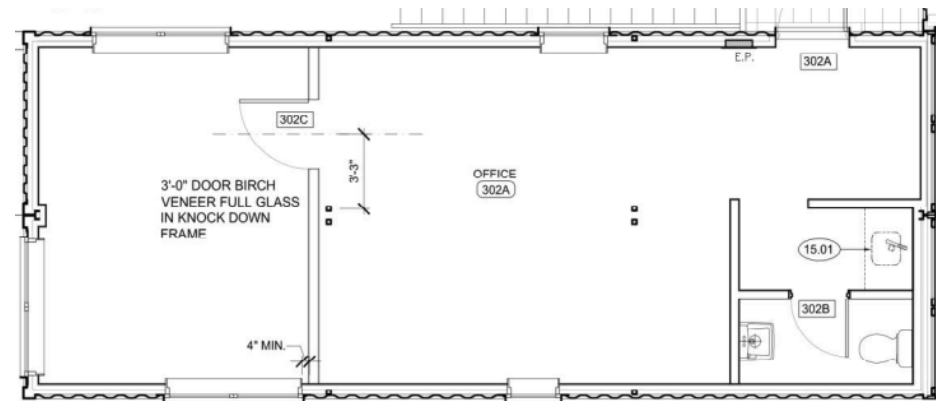
460 Harris Ave, Providence, RI

Third Floor

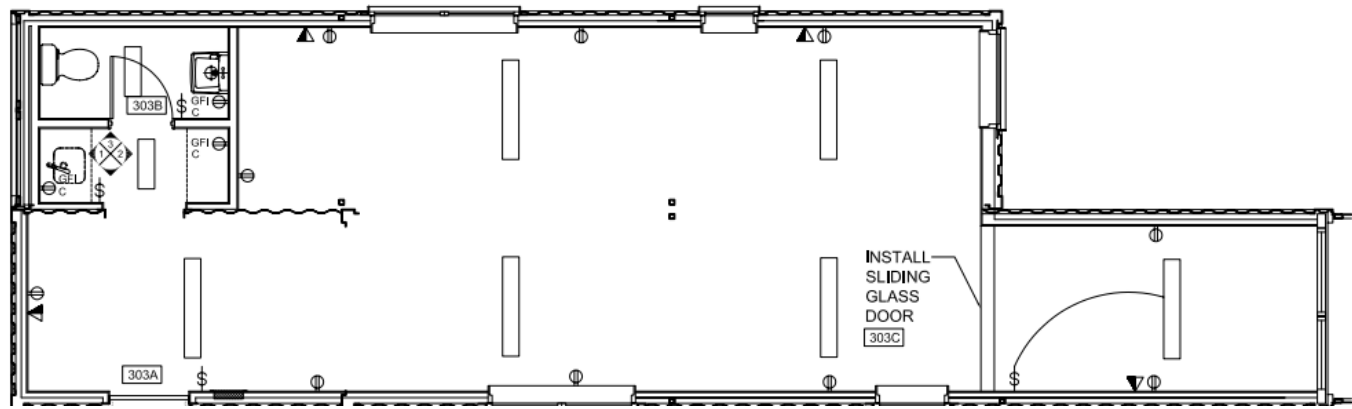
Unit 301



Unit 302 (Vacant)



Unit 303



460 Harris Ave, Providence, RI



7 MINUTES
DOWNTOWN PROVIDENCE



12 MINUTES
T.F. GREENE AIRPORT

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	47,731	155,883	246,992
Avg. HH \$	\$78,496	\$73,193	\$78,792
Daytime (Total)	37,709	141,364	204,274





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CONTACT INFORMATION

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