

**+-1,412 SF Retail Space Available**

**Lease Rate: \$25.00/SF, NNN**

**Property Highlights**

- 22,226 SF Aldi anchored shopping center
- 1,412 SF endcap space available adjacent to Family Dollar; 10,320 SF building
- Easy access from Smith & Ruggles Streets
- Traffic 30.5k vpd at Site
- Strong demos
- Renovated 2008
- Ample on-site parking
- Area retailers: Aldi, Advanced Auto Parts, Family Dollar, Little Ceasars, Pizza Hut

**ENDCAP SPACE – SUPERMARKET ANCHORED**



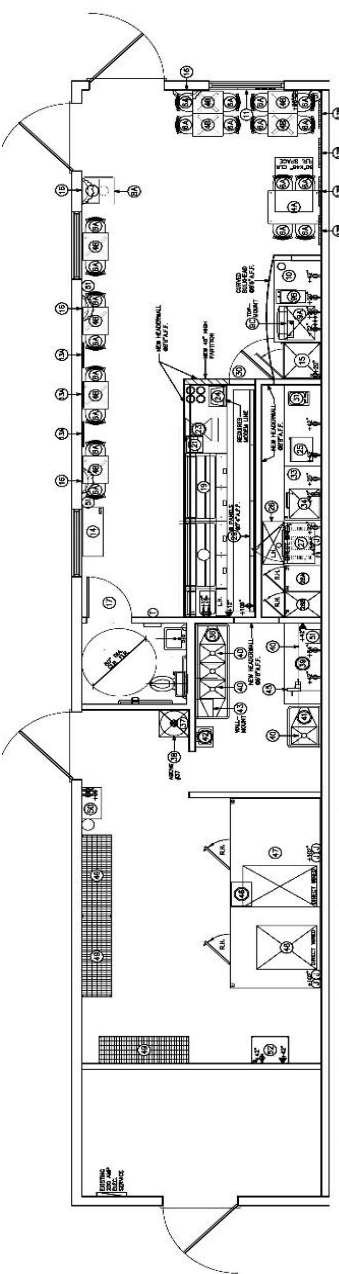
For more information, please contact:

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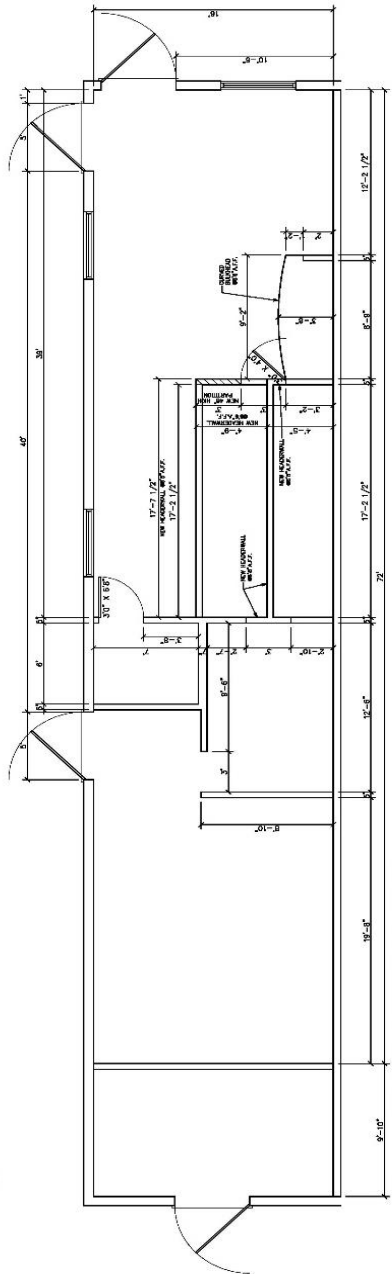
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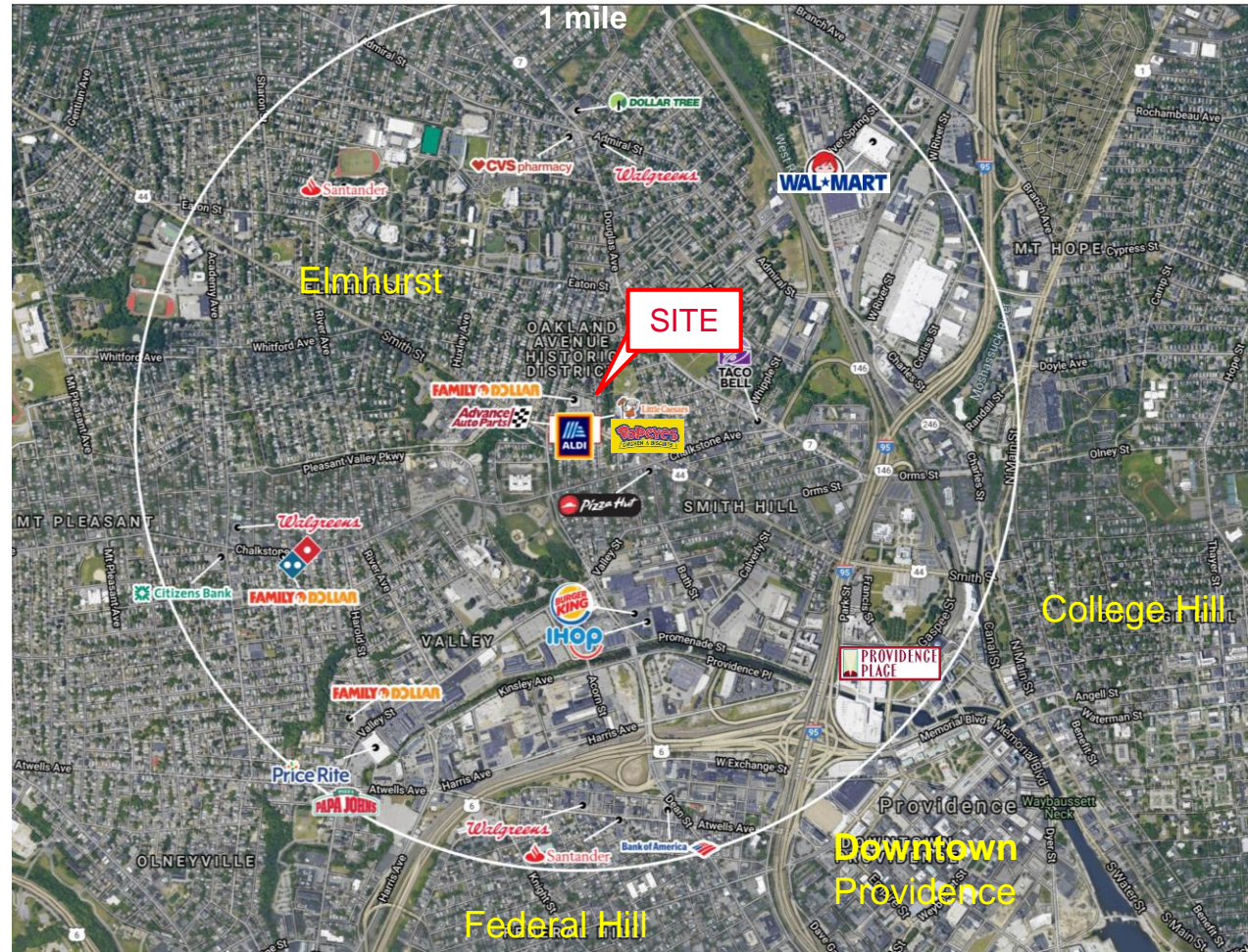
**FOR LEASE**  
**539 Smith Street**  
Providence, RI 02908



1 FURNITURE AND EQUIPMENT PLAN  
SCALE: 1/4" = 1'




2 PARTITION DIMENSION PLAN  
SCALE: 1/4" = 1'



Demographics	1 mi radius	3 mi radius	5 mi radius
Population	32,931	230,009	415,545
Households	12,207	89,584	167,066
Population Median Age	30.4	33.5	35.8
5 Yr Pop Growth (Total%)	4.0%	2.3%	1.7%


**5 Mile Information**



**238,705**  
Employees



**\$55,207**  
Median HH Income



**18,583**  
Businesses

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