



FOR LEASE

# River House at South Street Landing | 11-15 Point Street

Providence, RI 02903



## Up to 5,500 SF Ground Level Retail Space

### Property Highlights

- Dramatic waterfront location with outdoor seating
- Heart of the fast growing Innovation District
- Excellent access from both routes I-95, I-195 and the entire region.
- Close proximity to both Brown Medical School and the New URI/RIC School of Nursing
- Ground floor of a 270-bed graduate student housing apartment complex
- Great visibility on the street and the Providence River
- Adjacent to 750 car parking garage
- Traffic Counts 2016:
  - Point Street Bridge 22,000
  - Route I-95 199,100
  - Route I-195 Dyer NE 158,000
  - Route I-195 Richmond SW 147,000

DEMOS	Population	Median HH Income	Daytime (Workers)
3 Miles	220,344	\$45,240	137,557
5 Miles	421,155	\$51,099	220,402
10 Miles	706,852	\$60,310	358,350

For more information, please contact:

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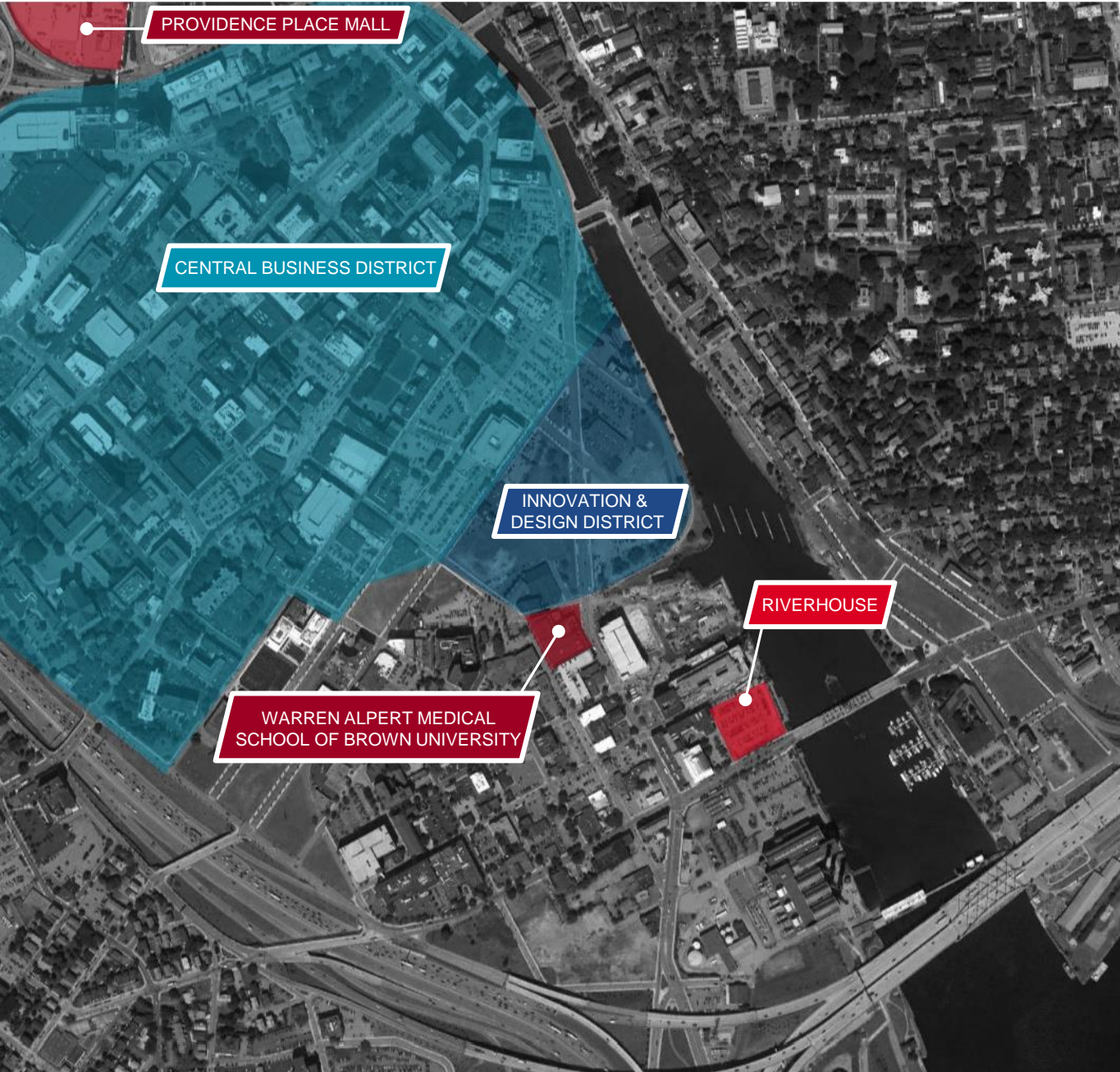
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**LIVE, WORK, PLAY ENVIRONMENT**



**ACTIVATED GROUND LEVEL RETAIL  
OUTDOOR SEATING**

