



FOR LEASE

125 Clifford Street - Emblem125

Providence, RI 02903

Up to 19,593 SF Ground Level Retail Lease Rate: Upon Request

Property Highlights

- 19,593 SF Retail
- Heart of the fast-growing Innovation District
- Excellent access from both routes I-95, I-195 and the entire region.
- Close-proximity to Johnson and Wales, Brown University, RI School of Design and the University of RI / RI College School of Nursing
- Great visibility and adjacent to the new 1,250 parking spaces at the Garrahy Garage

Traffic

Point St. Bridge	19,000 vpd
Route 95	168,700 vpd
Eddy St. & Point St.	20,000 vpd

Demographics	1 mi radius	3 mi radius	5 mi radius
Population	30,278	222,417	416,809
Households	11,107	84,489	168,889
Population Median Age	29.1	32.5	36.3
5 Yr Pop Growth (Total%)	2.0%	2.2%	1.6%

5 Mile Information		
	248,544	
Employees		Businesses
	\$56,465	
Median Income		19,502



For more information, please contact:

Steve Flachbart
Sr. Vice President
401 273 2067
sflahbart@hayessherry.com

Bill Greene
Partner
401.273.7429
bgreene@hayessherry.com

146 Westminster Street, 2nd floor
Providence, RI 02903
phone: 401 273 1980
www.hayessherry.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



HAYES & SHERRY
REAL ESTATE SERVICES

FOR LEASE
125 Clifford Street
Providence, RI 02903

