



FOR LEASE
430 Charles Street
 Providence, RI 02904

±17,860 SF Land
.41 Acres

Property Highlights

- Across from major retail: Walmart, Wendy's & Home Depot
- Located at signalized intersection
- Site directly in front of traffic controlled intersection
- 163' frontage on Charles Street, RI-246 (2 curb cuts)
- Highway Access
 - Route RI-246 (Charles St.), RI-146 & I-95
- Traffic count of ±65,000 vpd (2018)
- Dense trade area
- Strong demographics
- Bus line route



LAND DEVELOPMENT OPPORTUNITY



Demographics	1 mi radius	3 mi radius	5 mi radius
Population	30,199	224,062	419,369
Households	11,575	88,113	168,132
Population Median Age	30.5	33.4	35.7
5 Yr Pop Growth (Total%)	3.9%	2.3%	1.7%



Traffic (2018)

- 26.7K Charles Street / Silver Spring Street Intersection
- 65.8k Charles Street/Admiral Street/Louisquisset Pike

For more information, please contact:

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