

## RETAIL FOR SALE

# RETAIL INVESTMENT OPPORTUNITY, 8 CAP!

324 N Broadway Unit 1-5, East Providence, RI 02916



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$285,000
<b>CAP RATE:</b>	7.8%
<b>NOI:</b>	\$22,126
<b>AVAILABLE SF:</b>	
<b>BUILDING SIZE:</b>	5,720 SF
<b>ZONING:</b>	C2
<b>PRICE / SF:</b>	\$49.83

### PROPERTY OVERVIEW

5 Prime retail locations. Leases in place, as well as month to month rents.

Stores include:

Sub Station Laundry Matt, Vacant corner Spot (324), antique store, Blue Wave Poetics (Recording studio, 2 year lease), and an engineer!

### PROPERTY HIGHLIGHTS

- Parking Description: On-street parking, as well as the park across the street. Includes about 10-15 spots.

PROVIDENCE, RI  
401.333.4900  
2 Charles Street ,  
Suite 3C  
Providence, RI 02904

**MICHAEL ALVES**  
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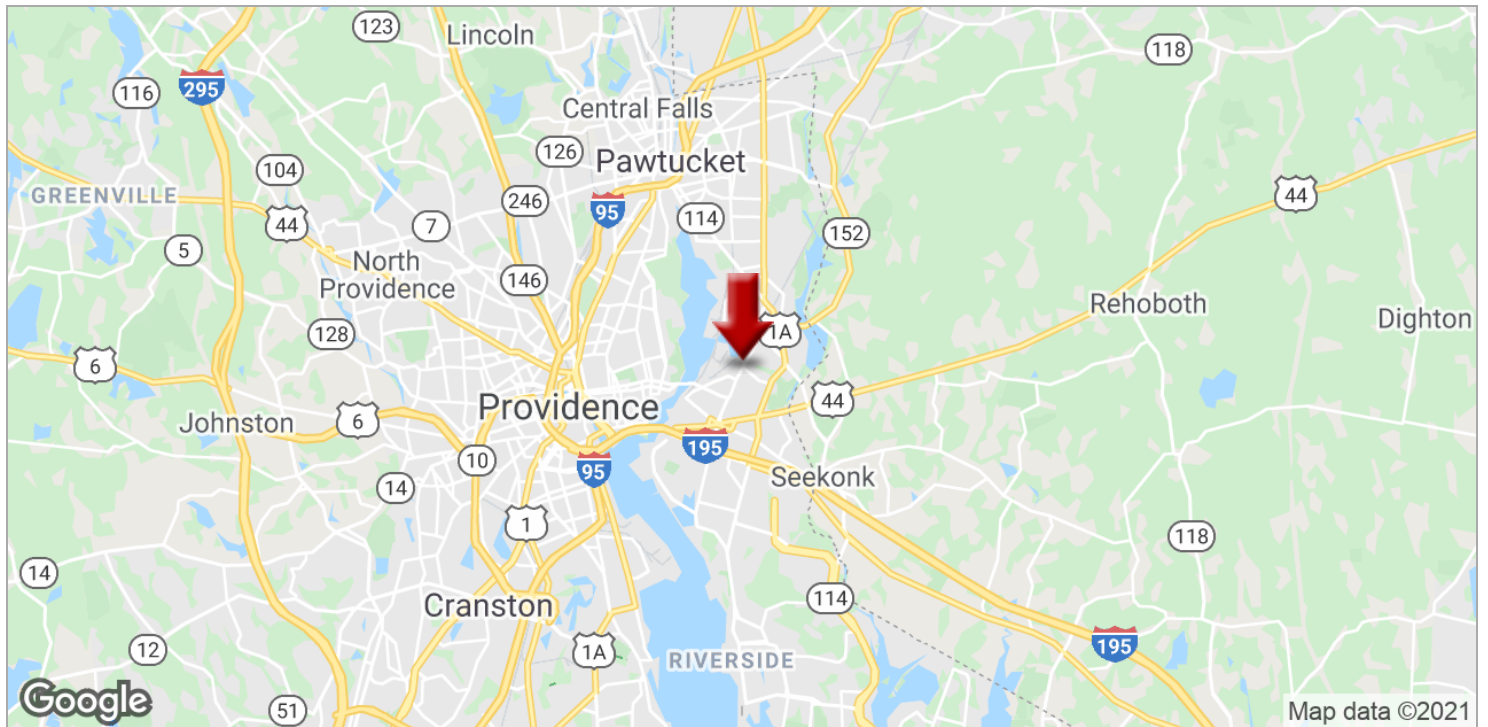
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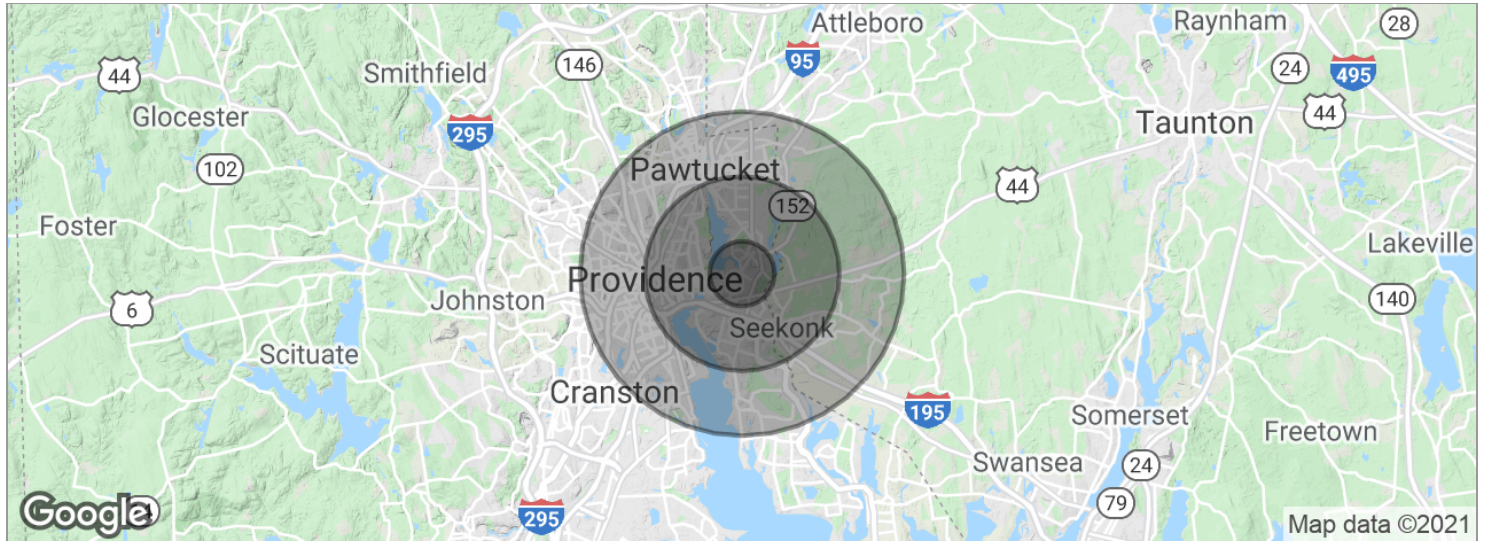
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,090	101,324	334,715
Median age	41.4	37.8	34.5
Median age (male)	39.7	36.7	33.3
Median age (Female)	43.1	39.1	35.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,686	41,765	129,235
# of persons per HH	2.4	2.4	2.6
Average HH income	\$61,484	\$73,968	\$59,518
Average house value	\$277,283	\$326,736	\$306,138

\* Demographic data derived from 2010 US Census

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