RETAIL OPPORTUNITY

250 Brook Street | Providence, RI 02906

1,295 SF
Restaurant / Retail Space
## Property Specifications

<table>
<thead>
<tr>
<th>250 Brook Street</th>
<th>0.5 Miles</th>
<th>1 Mile</th>
<th>3 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Counts</td>
<td>4,260</td>
<td>4,260</td>
<td>4,260</td>
</tr>
<tr>
<td>Population</td>
<td>11,364</td>
<td>24,870</td>
<td>209,981</td>
</tr>
<tr>
<td>Education (25 yr. +)</td>
<td>1,544</td>
<td>3,792</td>
<td>23,419</td>
</tr>
<tr>
<td>Employment</td>
<td>5,600</td>
<td>13,411</td>
<td>106,000</td>
</tr>
<tr>
<td>Households</td>
<td>3,320</td>
<td>9,359</td>
<td>13,439</td>
</tr>
</tbody>
</table>

- Servicing close to 10,000 Undergraduate and Graduate Students
- Over 4,500 staff and Faculty Employees at Brown University.
- The University attracts over 100,000 visitors per year.
Brand new residential hall with over 350 beds. Delivery anticipated to be Spring 2025 for fit out.
Tenant Improvement

- 1,295 square feet
- 18ft high ceilings with 12 1/2 ft curtain wall glazing.
- Southeast corner exposure with two primary entrances and a rear service door.
- Adjacent to new public landscaping with integrated bench seating and dedicated terraces.
- Space to be offered without slab to provide maximum tenant flexibility.
- Separately metered 400A, 480/277V source electrical.
- Dedicated mechanical shaft way and grease trap for light-use commercial kitchen. Roof pads to be provided for future mechanical equipment by tenant.
- Dedicated sanitary service.
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PLEASE CONTACT:

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