

RETAIL SPACE FOR LEASE



144 DELAINE STREET

Providence, RI 02909

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The historic Paragon Mills is undergoing a major rehabilitation which includes over 100 residential apartments and a 2,624 sq. ft. retail space. Ownership has embarked on a mission to restore the Paragon Mills to its former glory, returning life to a historic icon as an apartment community with retail space available. The retail space will be perfect for café/bakery, yoga, stationary cycling, and other opportunities.

PROPERTY HIGHLIGHTS

- \$35,000,000 major rehabilitation project underway
- Storefront Parking
- Dense Demographics
- Vibrant Community

SPACES	LEASE RATE	SPACE SIZE
First Floor	\$13.50 SF/yr	2,624 SF

LOCATION DESCRIPTION

Located in the Olneyville Neighborhood along the Woonasquatucket River, the Paragon Mills community includes a 5,248 sq. ft. free-standing building sitting front and center. Tenants in this completely refurbished building will service the community and surrounding areas. It has ample storefront parking and great visibility.

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	2,624 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	15,139	45,877	82,984
Total Population	45,332	135,777	239,626
Average HH Income	\$45,840	\$47,725	\$50,181

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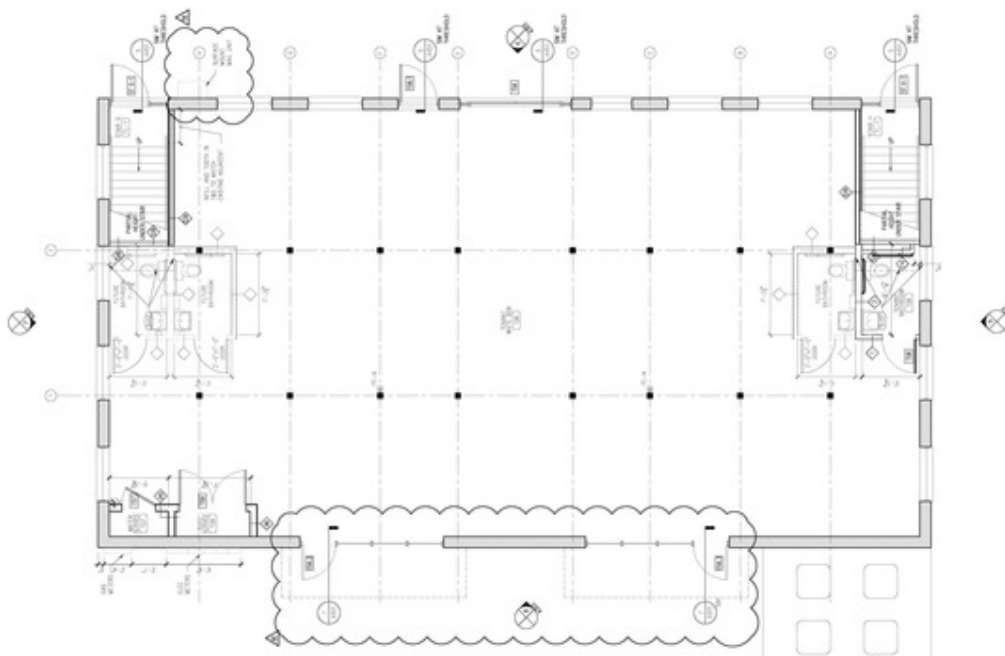
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ADDITIONAL PHOTOS



Main Building



Floor Plan-2,624 SF First Floor

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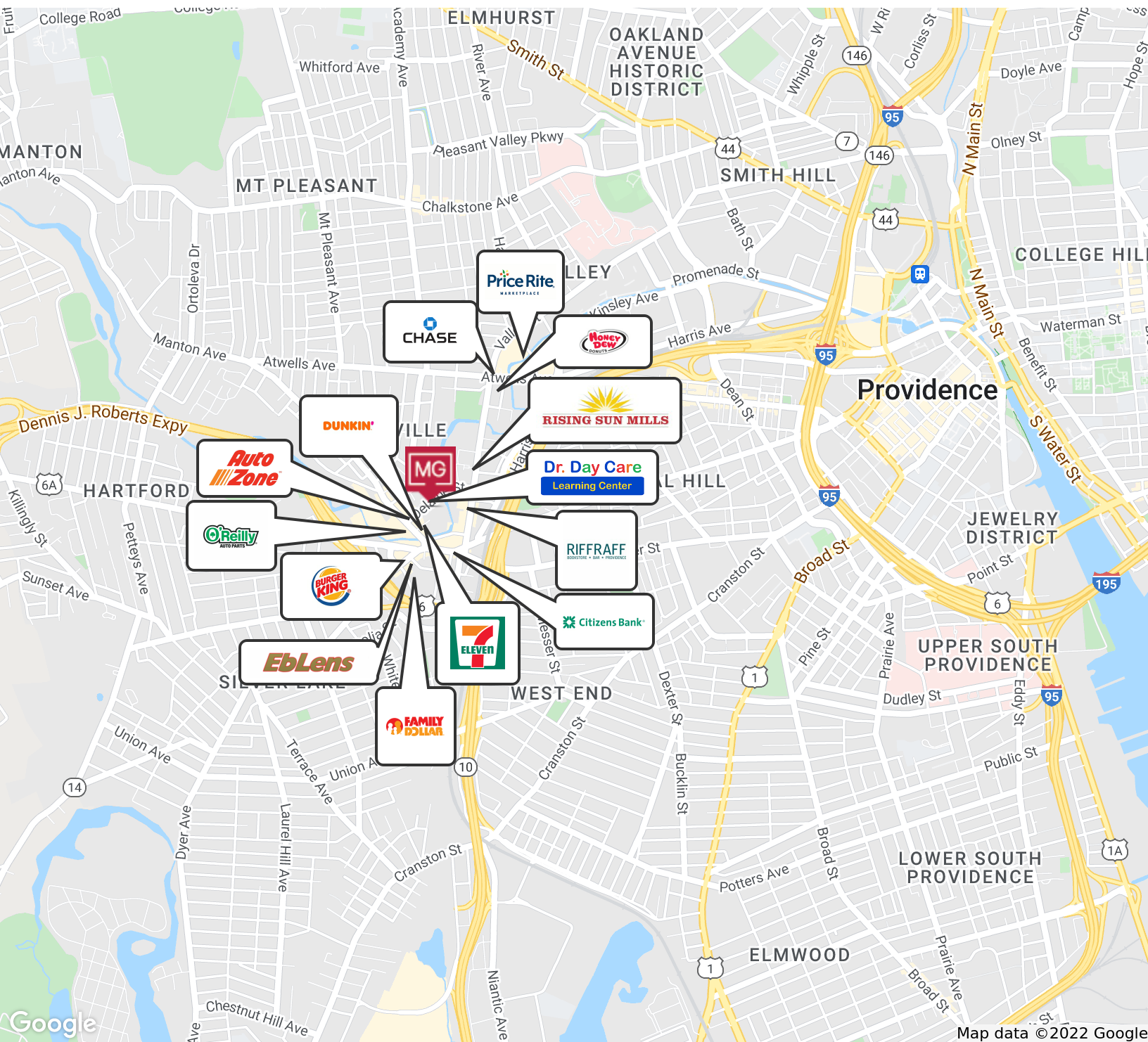
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RETAILER MAP



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