

# 896 Manton Avenue

Providence, RI 02909

# FOR SALE/LEASE

~2,400 SF



## PROPERTY HIGHLIGHTS

~2,400 SF building area

~12,489 SF land area

Zoned C-3

Built in 2008

Ample parking with drive-thru and two curb cuts

Shadow anchored by Stop & Shop

Strong daily traffic count of 14,585 on Manton Ave. and 14,623 on Fruit Hill Ave.

2023 Demographics	.5 Mile	1 Mile	2 Mile
POPULATION	5,172	23,368	95,812
NUMBER OF HH	1,748	8,511	34,860
AVERAGE HH INCOME	\$51,781	\$64,084	\$68,884

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

CONTACT: Rob Grady  
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781.418.6267

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