

PROVIDENCE JEWELRY DISTRICT RETAIL + RESTAURANT OPPORTUNITIES



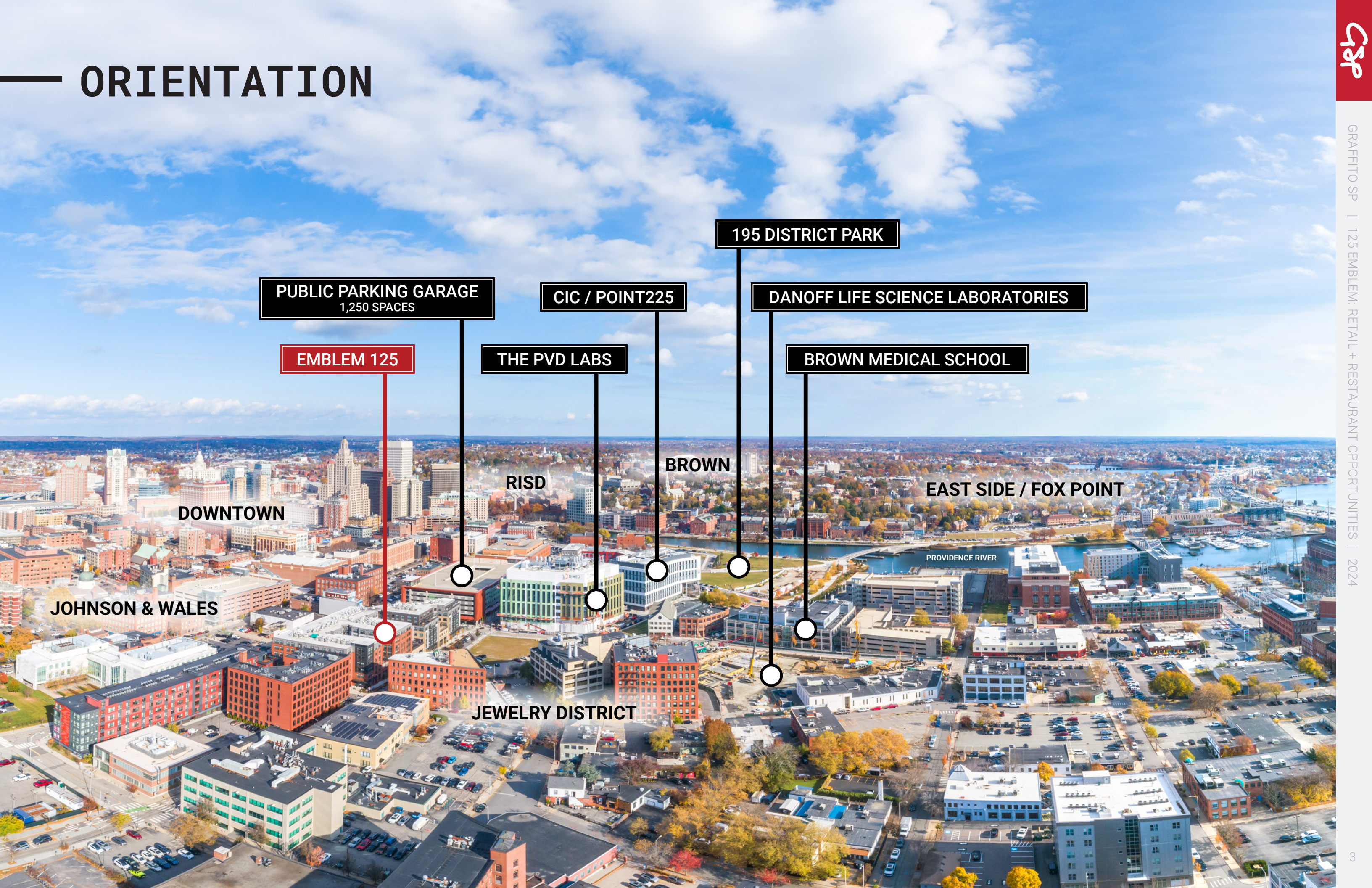
PROJECT OVERVIEW

Emblem 125 is a mixed-used residential building located in Providence's central and rapidly developing Jewelry District, featuring 249 luxury apartment homes and 19,458 square feet of ground floor retail.

The Jewelry District is a dynamic and centrally located area known for its historical association with the jewelry manufacturing industry. Today, the relocation of Interstate 195 has resulted in a new innovation district with unprecedented development opportunity, where preserved industrial architecture mixes with state-of-the-art projects blending education, life sciences, creative industries, housing, and recreation.



ORIENTATION



PUBLIC PARKING GARAGE
1,250 SPACES

EMBLEM 125

CIC / POINT225

THE PVD LABS

195 DISTRICT PARK

DANOFF LIFE SCIENCE LABORATORIES

BROWN MEDICAL SCHOOL

DOWNTOWN

RISD

BROWN

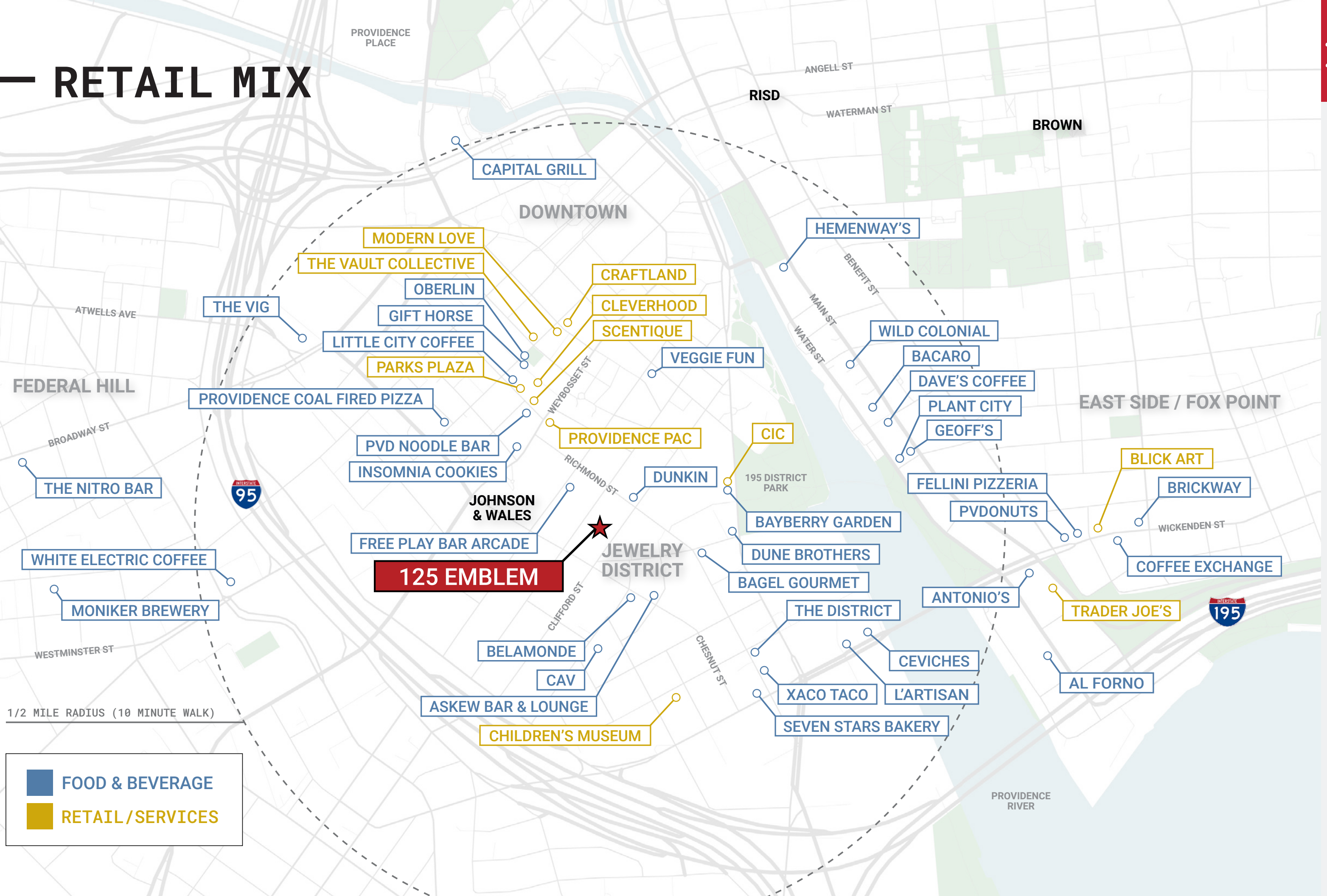
EAST SIDE / FOX POINT

JOHNSON & WALES

PROVIDENCE RIVER

JEWELRY DISTRICT

RETAIL MIX



IN THE NEIGHBORHOOD



18,000

residents within
one-mile radius



83,000

daytime population within
one-mile radius



\$112,500

annual household income
within one-mile radius



35,000

student population
in Providence

LARGEST EMPLOYERS:



restaurant space at the corner
of Clifford and Richmond Streets





retail corner at Clifford
and Chestnut Streets



**retail corner at Friendship
and Chestnut Streets**

SITE PLAN

Approximately 19,458 SF of neighborhood retail and restaurant space available along Clifford and Chestnut Streets. Anchored by a highly-visible restaurant space on the Northeast corner of the building, the balance of available retail space can accommodate a mix of uses including local shops, services, and amenities.



AVAILABLE NOW



14-21' CEILING HEIGHTS



OUTDOOR SEATING



FLEXIBLE FOOTPRINTS



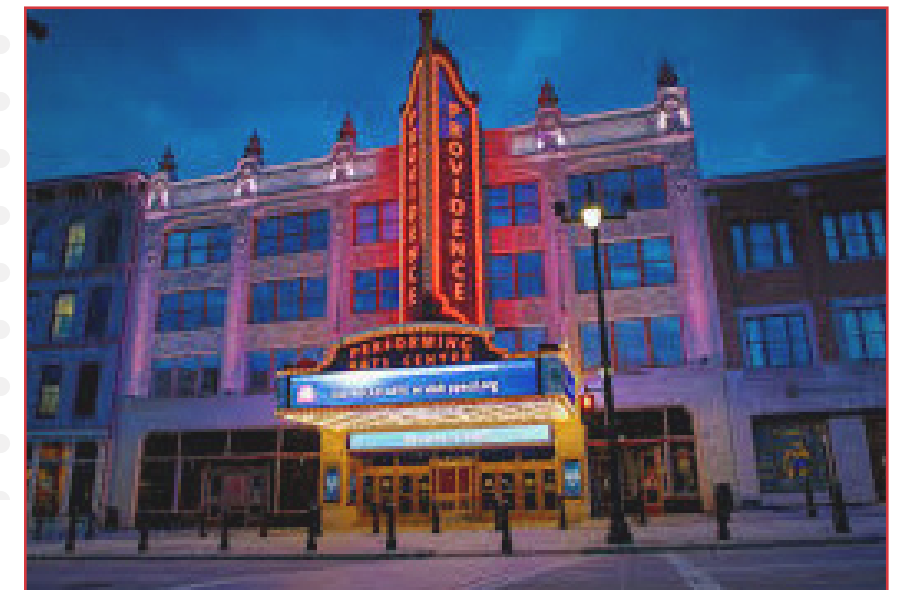
DEDICATED TRASH / LOADING



SIGNAGE OPPORTUNITIES

LET'S TALK

Graffito is partnering with EQT Exeter to curate a vibrant and diverse mix of businesses for the ground floor of Emblem 125, enriching the neighborhood's unique character and community fabric.



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