

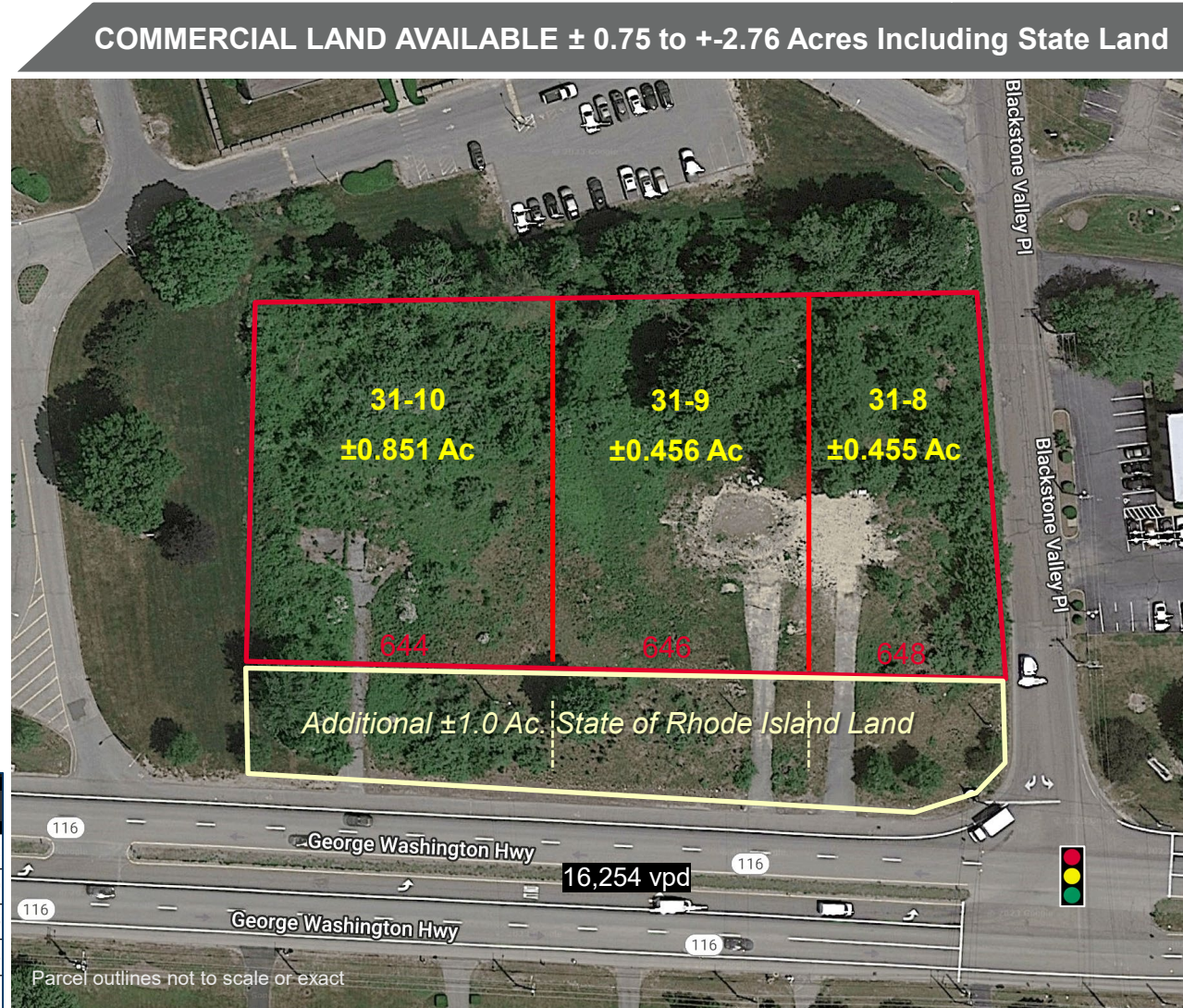
3 Land Parcels Totaling +-1.76 Acres
Sale Price: \$1,900,000

**Additional +-1.0 Acre front parcel available separately through State of Rhode Island*

Property Highlights

- HIGHLY VISIBLE CORNER LOCATION
- BLACKSTONE VALLEY PLACE & ROUTE 116
- TRAFFIC LIGHT-CONTROLLED INTERSECTION
- 3 EXISTING ACCESS POINTS TO PROPERTY
- ZONING BL (BUSINESS LIMITED)
- MANY POSSIBLE USES INCLUDING:
 - HOTEL - MEDICAL - BANK - RETAIL
- EASY CONVENIENT ACCESS TO RT. 146 & I-295
- DENSE POPULATION, HIGH DAILY TRAFFIC

Demographic Data Based on Drive Time	10 mins.	15 mins.	30 mins.
Population	55,521	229,040	903,872
Households	22,729	92,603	361,930
Median HH Income	\$102,026	\$82,383	\$87,425
Total Businesses	2,860	10,977	42,253
Total Employees	38,064	124,267	413,421



For more information, please contact:

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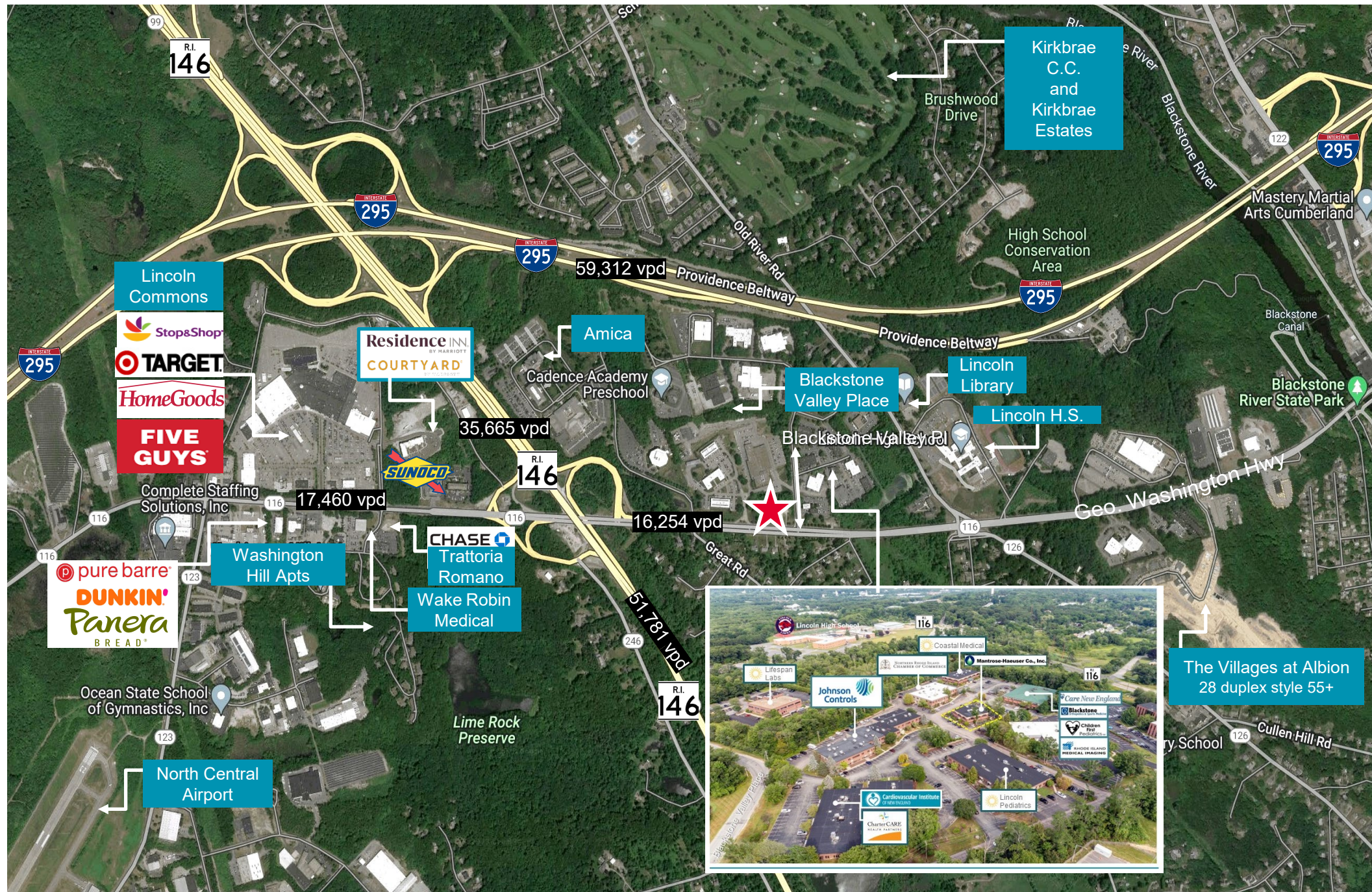
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FOR SALE

644-648 George Washington Highway

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The Villages at Albion
28 duplex style 55+