

RETAIL INVESTMENT PROPERTY FOR SALE



214 BROADWAY

Pawtucket, RI 02903

DAN FEINER

Vice President
401.751.3200 x3310
dan@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

214 Broadway is a 4,320 SF 2-unit retail building situated on a 14,130 SF corner parcel. The property is well-maintained and has excellent curb appeal. There is ample storefront parking and strong pylon signage. D'Angelo's leases 75% of the building on a NNN basis. Metro PCS leases the balance of the building on a gross basis. Both have been long-standing tenants.

PROPERTY HIGHLIGHTS

- Excellent Retail Investment Property For Sale
- 100% Leased - 2 Quality Tenants
- 23 Car Parking
- 3 Curb Cuts
- Cap Rate: 8.77%
- Zoning: MO
- Taxes: 7,944.48
- Lot Size: 14,130 SF
- CPD: 18,000 Broadway, 12,500 Exchange Street, 85,000 I-95

LOCATION DESCRIPTION

214 Broadway Pawtucket is a tremendous corner location at the intersection of Broadway (RT 1) and Exchange Street, directly at the on ramp of I-95 and close proximity to the off ramp at Exit 42B. There are two curb cuts; one for Broadway and the other Exchange Street providing easy access. Strong traffic count & highly visible. Located at a 4-way light. (Map 22; Lot 311).

OFFERING SUMMARY

Sale Price:	\$1,050,000
Building Size:	4,320 SF
NOI:	\$92,035.72
Cap Rate:	8.77%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	15,369	62,787	121,226
Total Population	37,123	153,765	299,734
Average HH Income	\$64,531	\$91,031	\$102,860

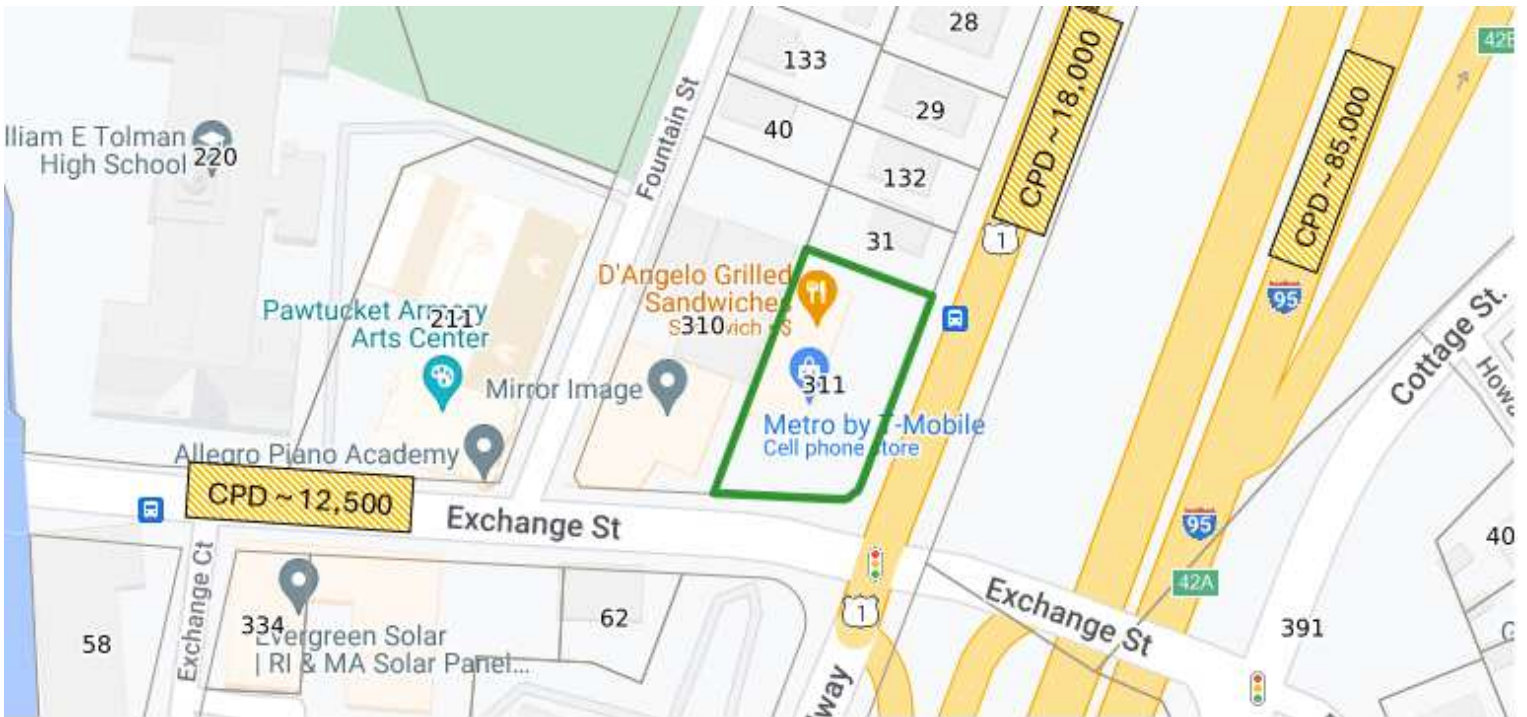
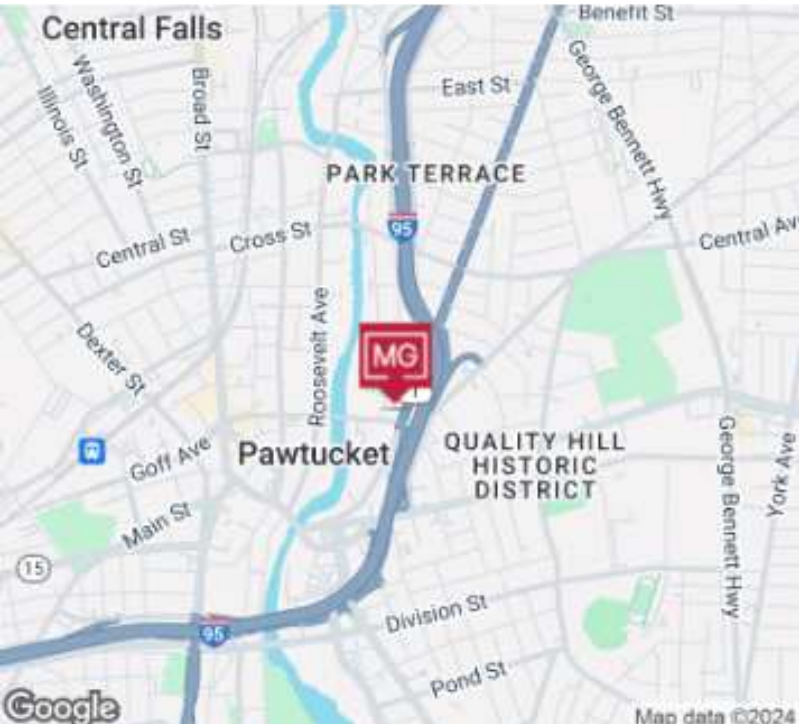
DAN FEINER

Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



ADDITIONAL PHOTOS

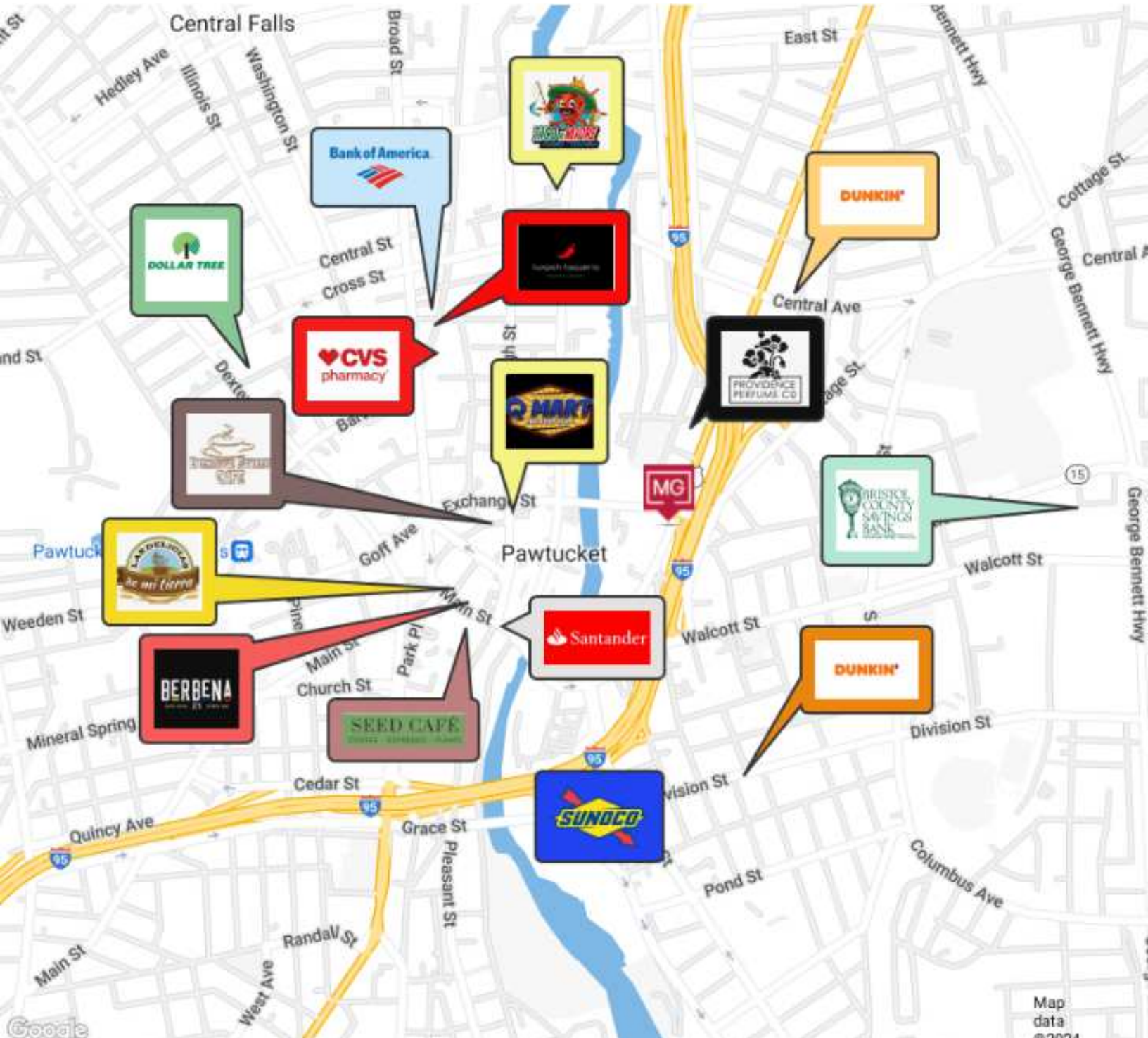


DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



AREA AMENITIES



DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com

