

RETAIL PROPERTY FOR LEASE



970 DOUGLAS PIKE

Smithfield, RI 02917

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Freestanding retail building available for lease, with flexible subdivision potential. The wide-open interior features 17' 5" to the deck & 15' 5" clear ceiling heights with a prominent glass storefront that fills the space with natural light. This 3.89-acre site is situated alongside strong national and local retailers, including Dunkin', 7-Eleven, Smithfield Liquors, Tavallo Wine Bar & Tuscan Grille, and Condesa Mexican Restaurant. Sufficient storefront parking and signage opportunity.

PROPERTY HIGHLIGHTS

- Established market area
- Close proximity to Route 295 and intersection of Rt 116 & 7
- Surrounded by several corporate HQ's
- +/- 30,000 Cars per day on RTs 7 & 116 combined
- Sufficient storefront parking
- Ceiling Height 15' 5" clear

LOCATION DESCRIPTION

Strategically positioned on Route 7 (Douglas Pike) between Route 116 and the I-295 ramps (N/S), the subject property offers outstanding regional accessibility throughout Rhode Island and Massachusetts. The surrounding area is anchored by prominent corporate headquarters such as Fidelity, Navigant Credit Union, Amica, Neighborhood Health Plan of RI, CVS, and Bryant University. The property sits in a busy commercial trade area, benefiting from strong demographics and high traffic counts.

OFFERING SUMMARY

Lease Rate:	\$22.50 - 25.00 SF/yr (NNN)
Available SF:	2,250 - 9,000 SF
Building Size:	13,500 SF

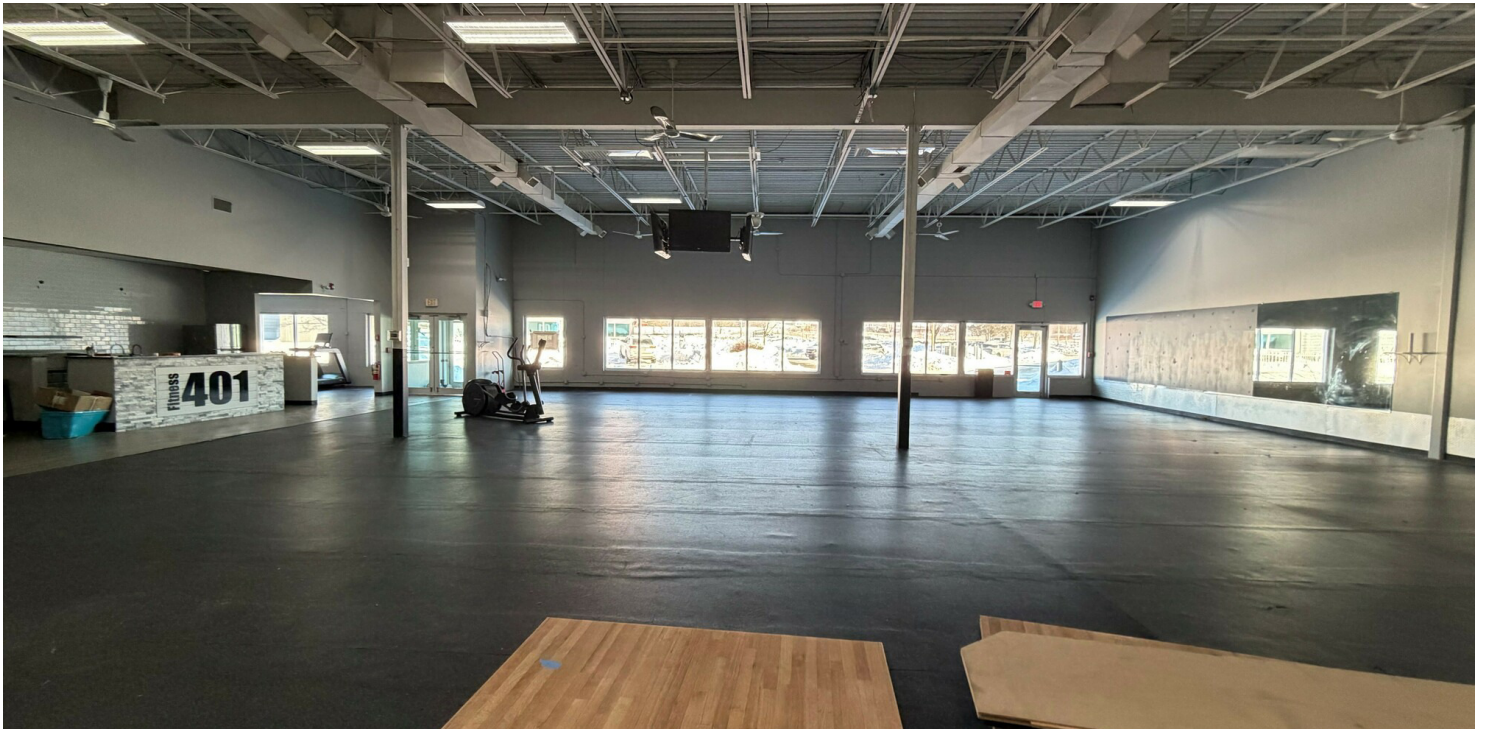
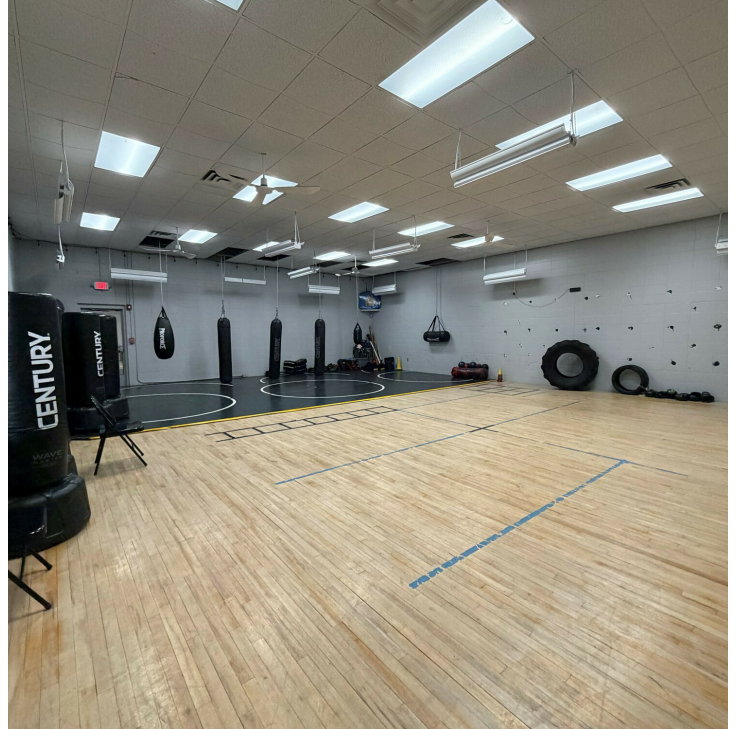
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	435	5,616	29,263
Total Population	3,030	16,673	72,164
Average HH Income	\$133,765	\$139,296	\$125,808

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ADDITIONAL PHOTOS



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RETAILER MAP



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