

RETAIL SPACE FOR LEASE



# 294 COWESETT AVENUE

West Warwick, RI 02893

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

New six-unit retail strip center with one space remaining for lease. 1,012 SF end cap space (24' x 44") with storefront parking and building signage available. New construction with nice curb appeal, surrounded by local, regional, and national tenants. Open space with front windows and back area space for storage. Great for retail and office use. Join this active retail center with great visibility.

## PROPERTY HIGHLIGHTS

- 1,012 SF retail end-cap
- New Construction
- Storefront parking
- 24,000 +/- Cars per day
- Active retail trade area
- Ideal for retail or office use
- 30 Parking spaces

## LOCATION DESCRIPTION

6,072 SF prime retail center on very busy Cowesett Avenue, located just off RT. 2 in West Warwick. The site is across the street from Cumberland Farms and the Cowesett Plaza, and is located on a high-traffic street in a busy trade area.

## OFFERING SUMMARY

Lease Rate:	\$20.40 SF/yr (NNN)
Available SF:	1,012 SF
Building Size:	6,072 SF

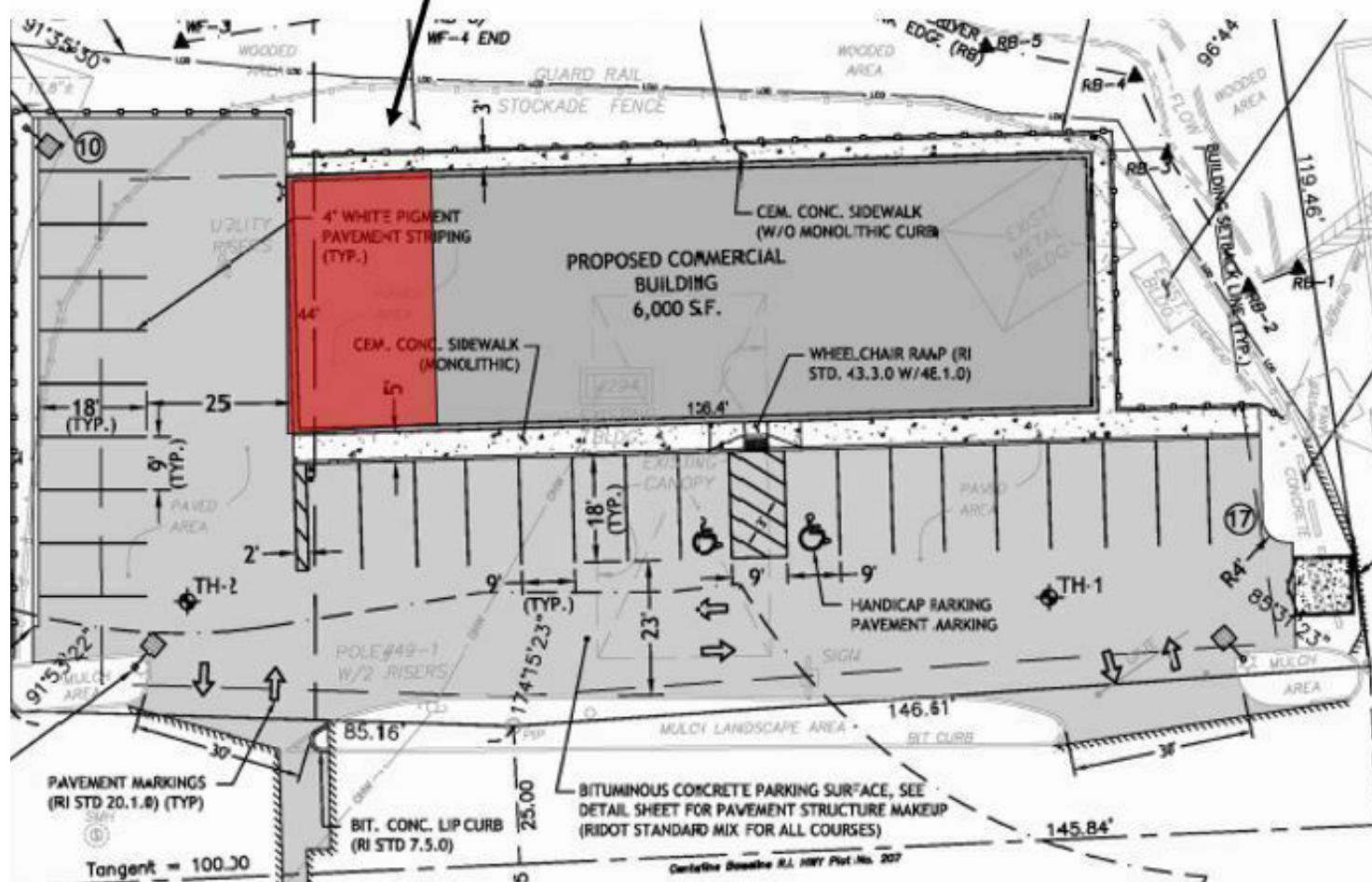
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,669	62,323	130,491
Average HH Income	\$90,862	\$109,849	\$116,572

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## AVAILABLE SPACE



# RETAILER MAP



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