

# THE OFFICES AT CHAPEL VIEW

CHAPEL VIEW BOULEVARD • CRANSTON, RHODE ISLAND



## LOCATION

High-visibility, signalized intersection at RI Route 2 (New London Ave) and Sockanosset Cross Road with immediate access to I-95, I-295, and Route 37 — centrally connecting Chapel View to Providence, Warwick, and the greater Rhode Island region.



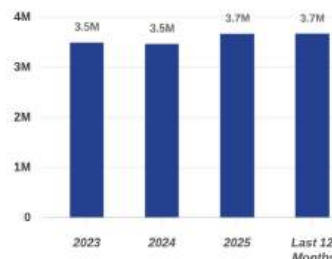
## NEARBY

Garden City (Whole Foods, LA Fitness, Tavern in the Square, Anthropologie, Ulta, Old Navy, Crate and Barrel, Chipotle, L.L. Bean, Pottery Barn, The Container Store, Starbucks, Lululemon, Legal Sea Foods, Gap Top Golf, Subway, F-45 Training)

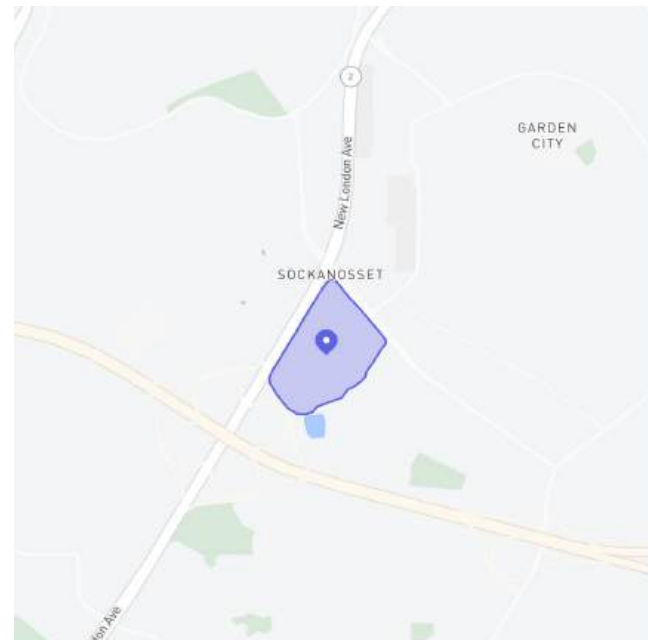


## FOOT TRAFFIC TREND

Visits YoY: **+5.3%**  
Visits Yo2Y: **+5.6%**  
Visits Yo3Y: **+7.6%**



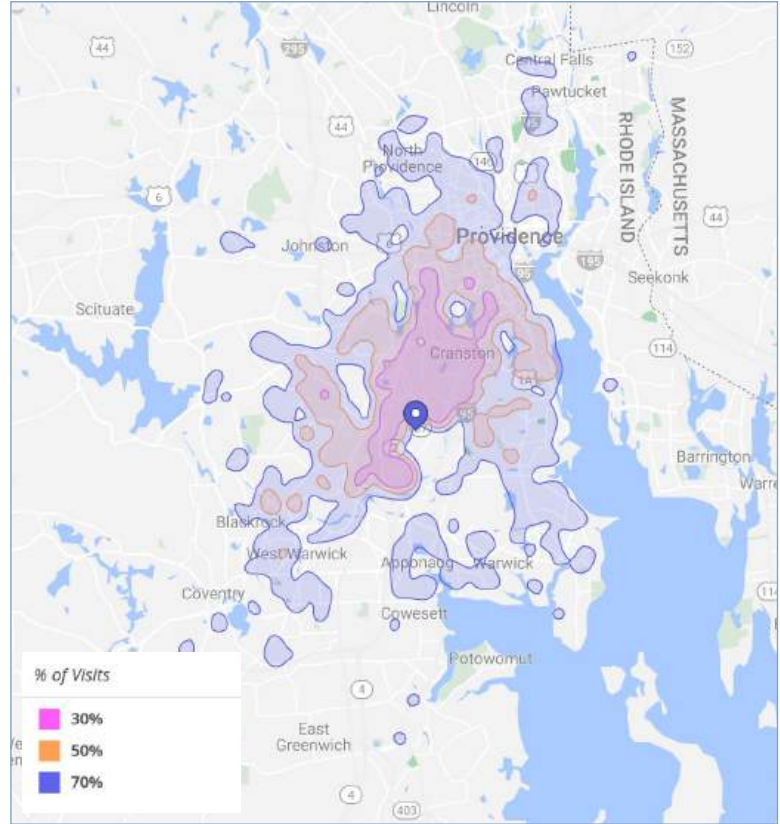
## SPACE



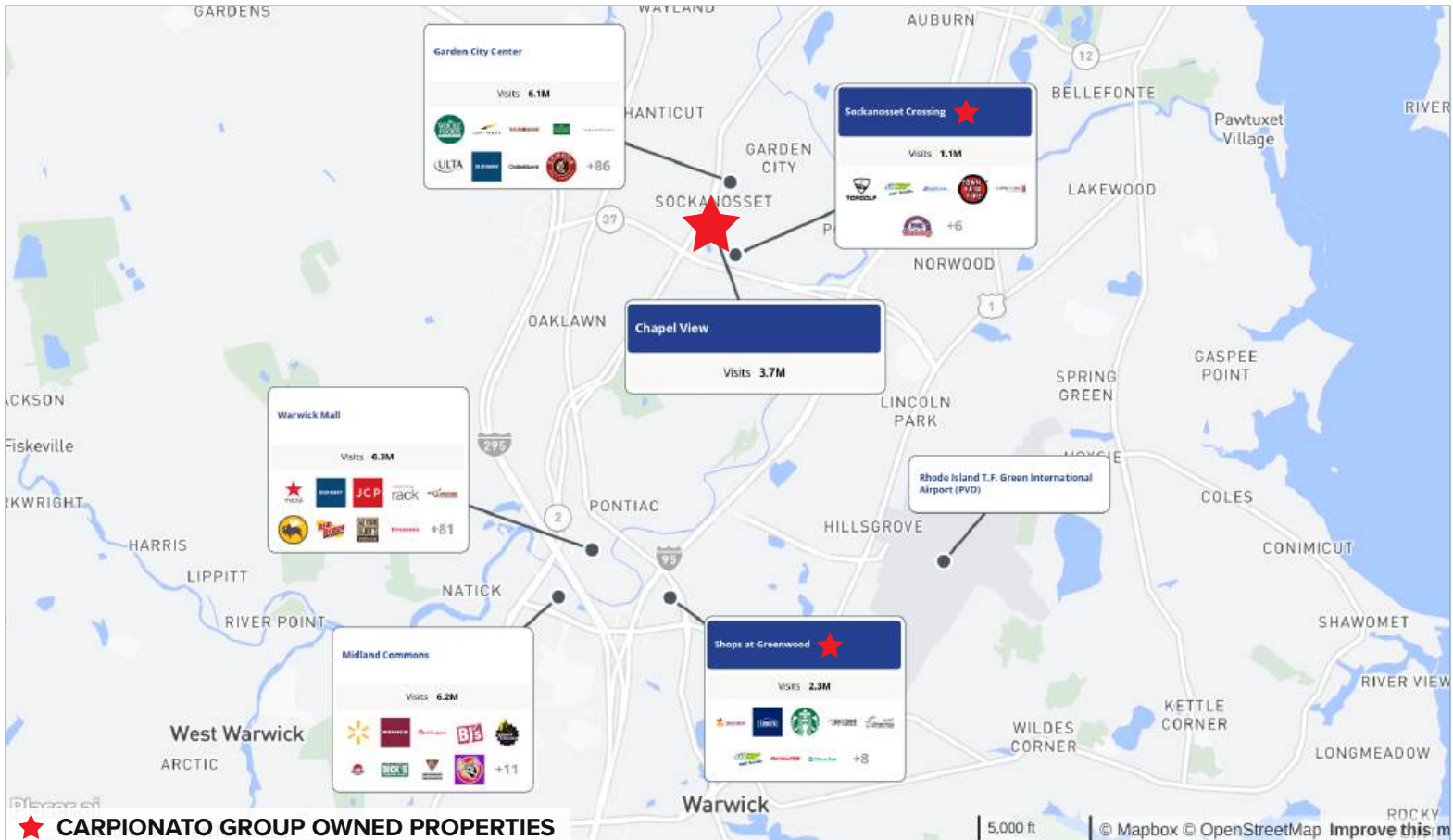
## LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.757950/-71.461037		1,157	
TRAFFIC COUNT		CARS/DAY	
New London Ave (RT 5)		59,000	
Route 7		40,000	
Sockanosset Cross Road		26,000	
RT. I-295		62,000	
RT. I-95		151,000	
2024	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	12,193	87,615	274,287
<i>Estimated Avg. HH Income</i>	\$106,877	\$104,652	\$95,444
WORKPLACE	1-MILE	3-MILE	5-MILE
<b>Total Businesses</b>	619	3,766	9,769
<b>Total Employees</b>	5,475	36,410	101,809

## TRUE TRADE AREA



## TRADE MAP



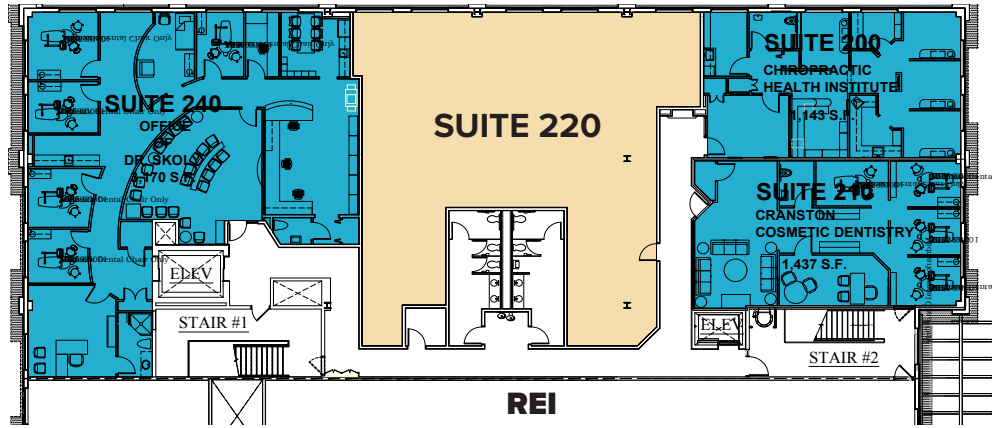
# THE OFFICES AT CHAPEL VIEW



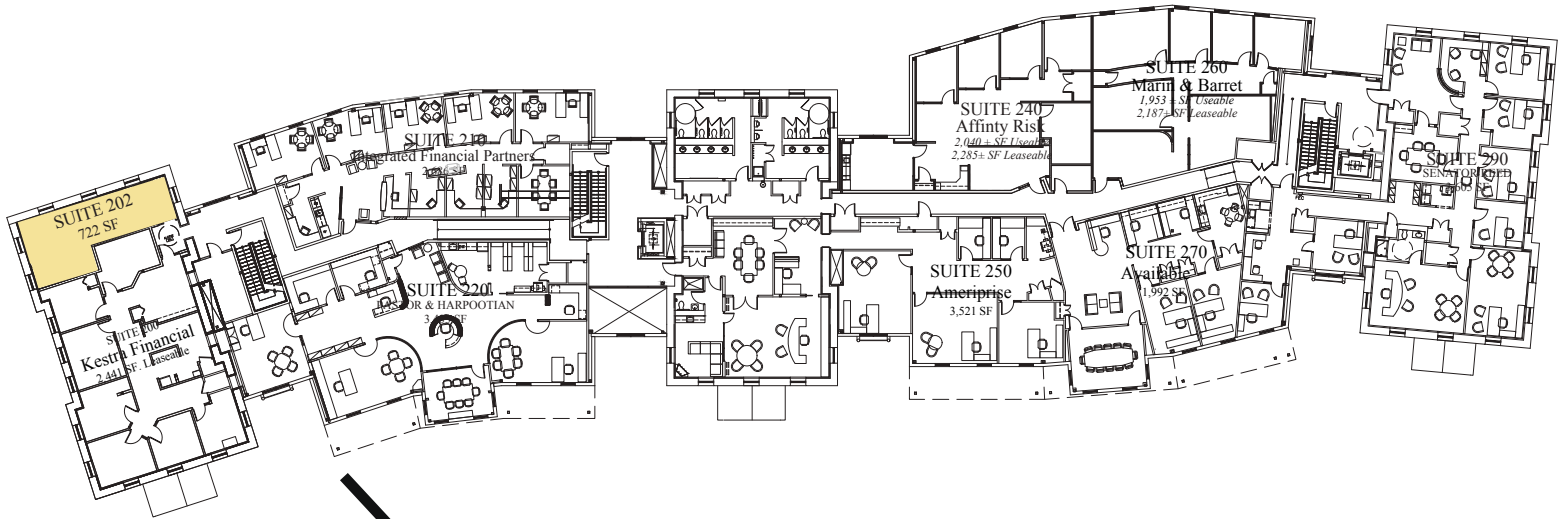
## BUILDING 30

SUITE 220  
2<sup>RD</sup> FLOOR PREMISES  
2,857 SF

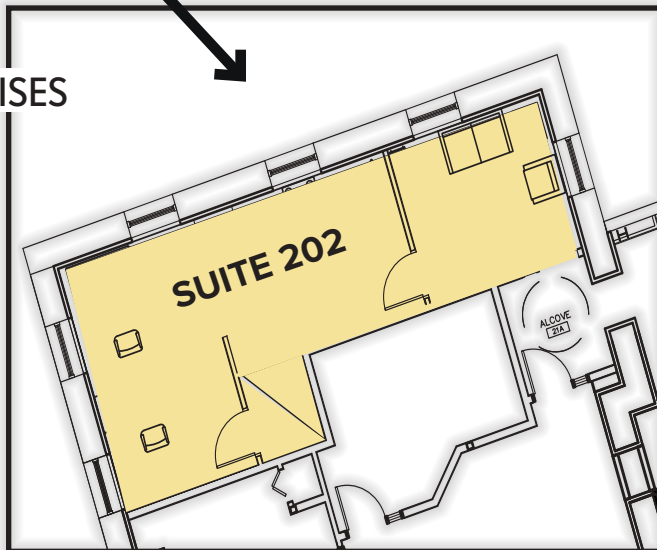
TENANTS	SUITE #
Chiropractic Health Insitute	200
Cranston Cosmetic Dentistry	210
<b>AVAILABLE</b>	<b>220</b>
Associates in Oral & Maxillofacial Surgery	240



# BUILDING1000

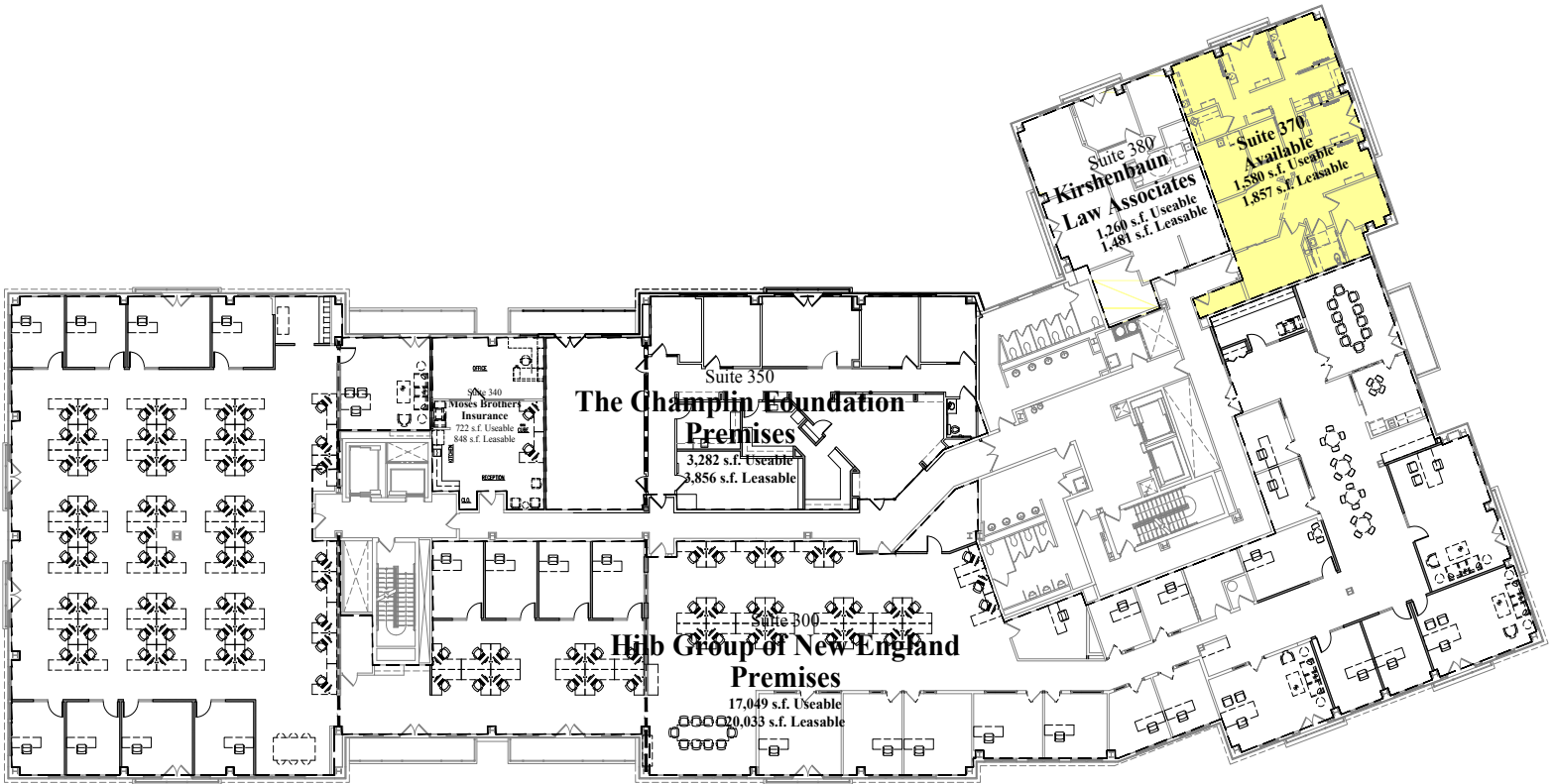


**SUITE 202**  
**2<sup>ND</sup> FLOOR PREMISES**  
**722± SF**



TENANTS	SUITE #
Northeast Investment Group	200
<b>AVAILABLE</b>	<b>202</b>
Integrated Financial Partners	210
Paster & Harpootian, Ltd.	220
Affinity Risk Insurance	240
Ameriprise	250
Marin & Barrett	260
Senator Jack Reed	290

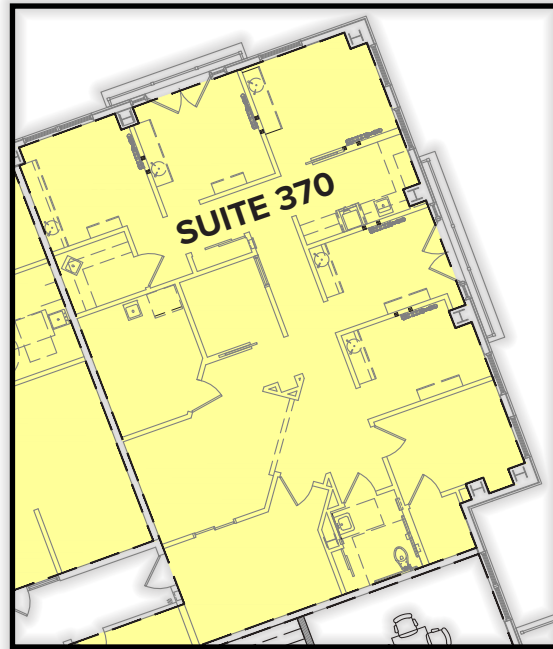
**BUILDING2000**



TENANTS	SUITE #
Hilb Group	300
Moses Brothers Insurance	340
The Champlin Foundations	350
<b>AVAILABLE</b>	<b>370</b>
Kirshenbaum Law Associates	380

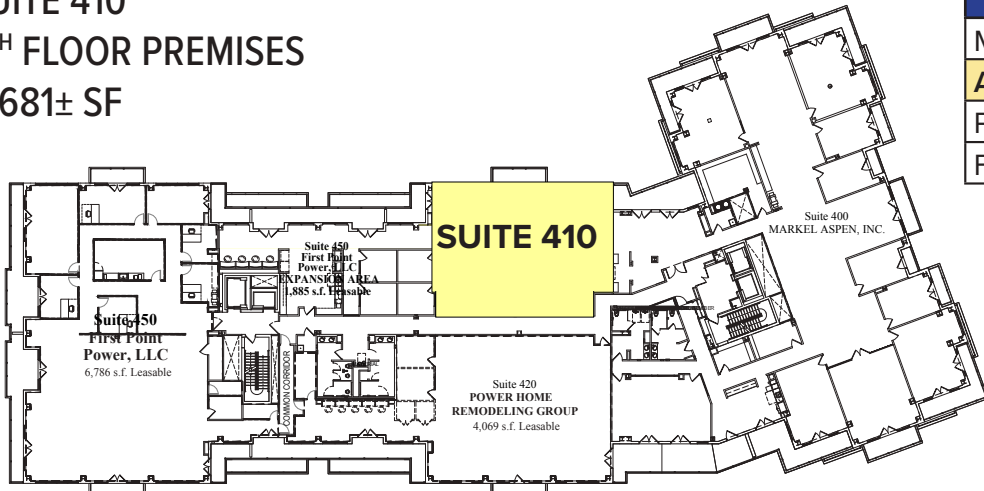
# BUILDING2000

SUITE 370  
3<sup>RD</sup> FLOOR PREMISES  
1,857 ± SF



# BUILDING2000

**SUITE 410**  
**4<sup>TH</sup> FLOOR PREMISES**  
**2,681± SF**



TENANTS	SUITE #
Markel	400
<b>AVAILABLE</b>	<b>410</b>
Power Home Remodeling	420
First Point Power	450



# *Carpionato* GROUP

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