

FOR LEASE

593 West Main Road

Middletown, RI 02840

**±6,000 SF Retail Freestanding**  
**Lease Price: \$30.00/SF, NNN**

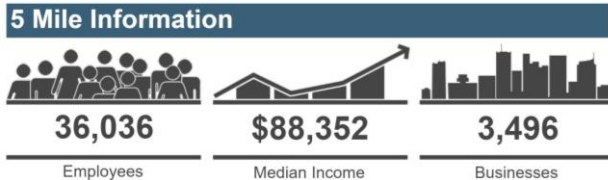
**Property Highlights**

- Corner location
- Access to a traffic lighted intersection
- Restaurant infrastructure in place
- Population side of trade area
- Traffic: 26,522adt (West Main Road)  
19,502adt (Route 138/114)
- Excellent sight-line and access
- Great retail corridor
- **Area Retailers**
- Shaw's
- Walgreen's
- BJ's
- Starbucks
- CVS
- Chipotle
- Many more restaurants & retailers



**BEST CORNER IN TRADE AREA**

Demographics	1 mi radius	3 mi radius	5 mi radius
Population	8,431	36,356	52,711
Households	3,946	16,649	23,482
Population Median Age	39.4	41.4	42.9
5 Yr Pop Growth (Total%)	0.0%	-0.7%	-0.8%



For more information, please contact:

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