

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

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%

5 Mile Information

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36,036	\$88,352	3,496	
Employees	Median Income	Businesses	

For more information, please contact:

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X Citizens Bank GNC STOP&SHOP Kentucky Fried Chick WAY Newport State Airport (UUU) MONRO SUNDED DOLLAR TREE Bank of America 🥔 Jiffy lube TACO (NAPA) 📣 Santander Middleto BURGER KING Marshalls Marshalls SITE SUBWAY SUBWAY' **D** Bank Citizens Bank OLD NAVY ELEVEN SUNDE BJś one (Midas SITE Applebees **XBerkshire**Bank STOP&SHOP Jule Value Coasters Harbor Island FIVE GUYS Ninety 99 SUBWAY NEWPORT EAST Green End Ave lio? Citizens Bank **CVS** pharmacy LEVE WebsterBanl dife

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