

# Retail Space Available For Lease Swansea Center

262 Swansea Mall Drive, Swansea, MA



## Property Information

<b>Address:</b>	262 Swansea Mall Drive, Swansea, MA	<b>Water:</b>	Town of Swansea
<b>Available:</b>	1,500 to 196,948 ± SF	<b>Sewer:</b>	Private wastewater treatment facility
<b>Total SF:</b>	600,000+ SF (110,000+ SF Retail)	<b>Gas:</b>	Natural (Liberty)
<b>Land Area:</b>	84 ± Acres	<b>Electrical:</b>	National Grid
<b>Parking Spaces:</b>	1,845 +/- Spaces for Retail/Shopping	<b>Zoning:</b>	Business B (BB) within Mall Overlay District
<b>Traffic Counts:</b>	11,592 ± VPD on Swansea Mall Drive, 5,500 ± VPD on Maple Ave and 27,630 ± VPD on Grand Army Hwy	<b>Year Built:</b>	1974, renovated in 2023

## Trade Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	23,586	90,139	338,284
<b>Households:</b>	9,194	37,421	140,497
<b>Average HH Income:</b>	\$127,125	\$117,001	\$107,976



Retail space now available for lease at Swansea Center which is a 600,000 ± SF redevelopment of the former Swansea Mall into a mixed-use commercial center featuring retail, industrial, self-storage and residential uses. Swansea Center is anchored by a recently renovated 153,000 ± SF Walmart Supercenter which includes full grocery and is reported to see over 1.6 million visitors per year. Other operating businesses at Swansea Center include a 25,000 SF Crunch Fitness, a first class 123,000 ± SF climate controlled Prime Self-Storage facility, and His Providence Church. Swansea Center includes a total of approximately 110,000 SF of class-A retail space (not including Walmart GLA) with multiple storefronts with modern facades, brand-new parking lots and sidewalks. An abundance of parking creates a convenient shopping and dining environment for customers. Swansea is home to major retail businesses including Target, Marshalls, PetSmart, Tractor Supply, Get Air Trampoline, Five Guys, McDonald's, Wendy's, Taco Bell, Dollar Tree and many more. Retail spaces available at Swansea Center range from 1,500 to 196,948 ± square feet.

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## Property Highlights

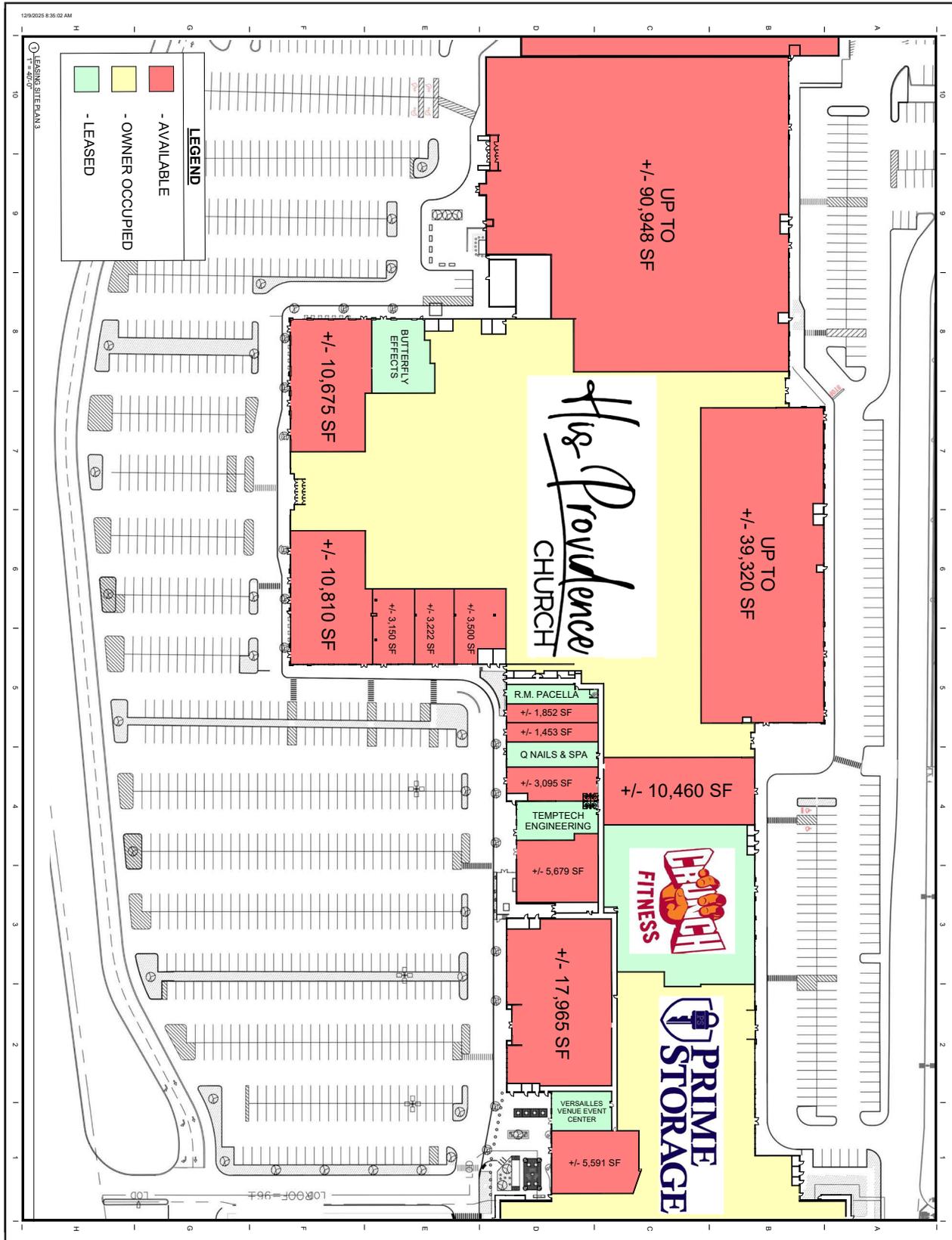
- Swansea Center benefits from multiple access points including three fully-signalized intersections and is located at the Exit 8 intersection of I-195 and Route 6. Swansea Center is 15 minutes from downtown Providence and provides easy access throughout Greater Providence and the Southeastern Massachusetts region.
- The Swansea Center redevelopment includes a recently approved and proposed two-building, 144-unit market-rate residential community with a 6,000 amenity space located adjacent to the retail area.
- The variety of uses at this large mixed-use development provides an excellent opportunity for service-orientated retailers, restaurants, entertainment providers, and traditional retailers to capture synergies of an on-site audience and draw from the entire South Coast.
- Pylon signage is available for select tenants on the Route 6 pylon and monument signage is available for select tenants at the four major entrances to the Swansea Center development.
- Several Liquor licenses are available and allocated to Swansea Center for restaurant and/or entertainment businesses.



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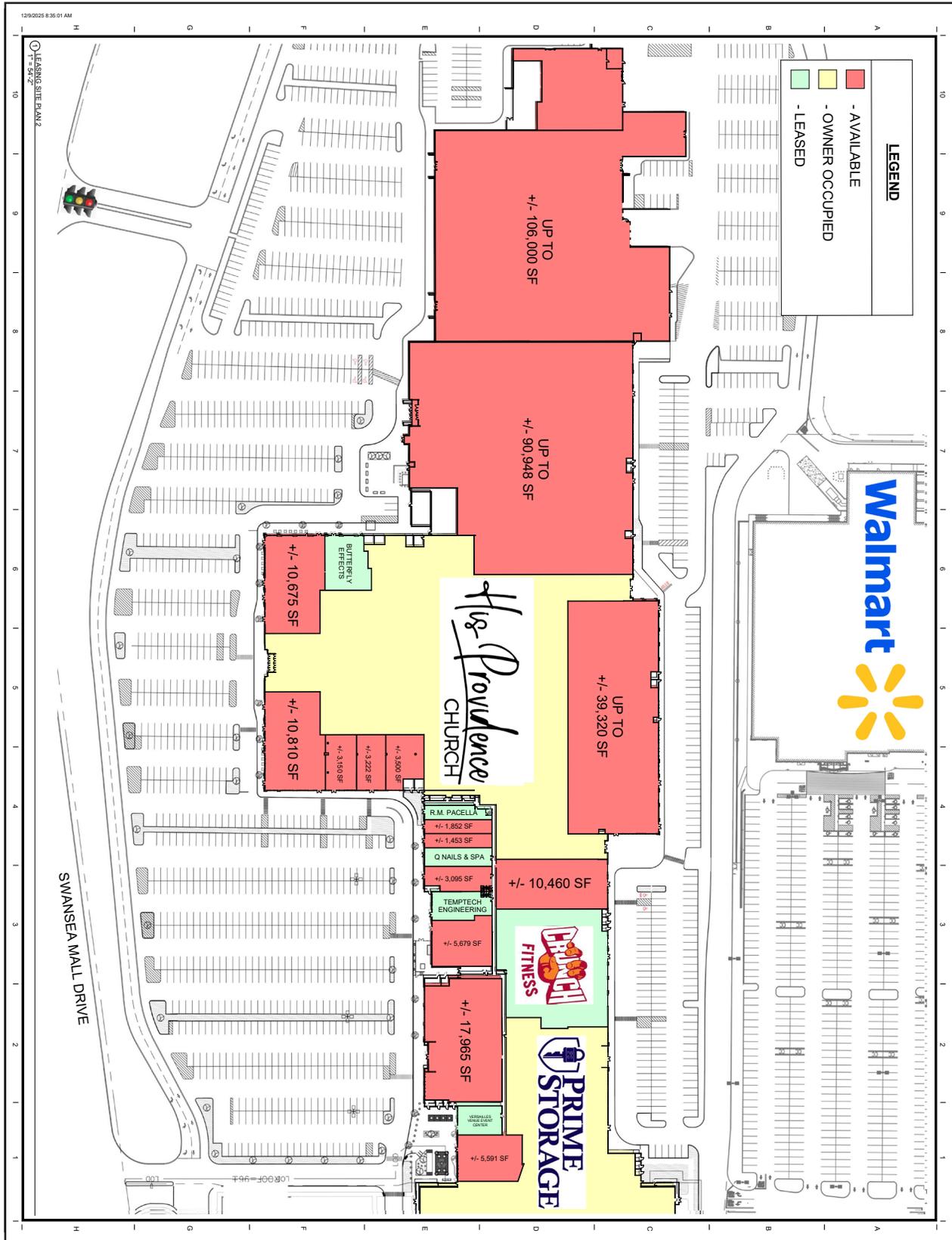
# Leasing Plan Overview



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# Site Plan Overview



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