

Commercial/Business - Commercial Lease - MLS # 1401751 - Active

1081 Social Street ,Unit #1,2, Woonsocket, RI 02895

List/Lease Pr: **\$7.80**



Use Type: **Retail**
 Type: **Animal Grooming, Appliances, Athletic, Barber/Beauty, Beauty Service, Carpet/Tile, Church, Clothing, Commercial, Decorator, Drugstore, Employment, Fashion/Specialty, Fitness, Food/Beverage, Furniture, Grocery, Hardware, Health Services, Laundromat, Liquor Store, Office, Office Showroom, Pizza, Restaurant, Retail, Sporting Goods, Street Retail, Toys, Variety**

Public Rems:

Prime, signaled corner location at State Routes 126 & 114, with extensive frontage along both Social Street and Diamond Hill Road, providing strong exposure to traffic approaching from four directions. The building sits close to the roadway, with large storefront windows presenting clearly to both streets—ideal for visibility, branding, and retail display presence. Opportunities exist for abundant signage visible from multiple directions. This dual-frontage corner supports strong recognition and drive-by awareness along active commercial corridors. Approximately 35 shared parking spaces across two nearby lots, as represented by ownership. Two contiguous suites are available and may be leased as approximately 2,750 rentable square feet (RSF), 6,000 RSF, or combined as 8,750 RSF. The 6,000 RSF space offers an open interior with broad layout flexibility, while the 8,750 RSF option adds depth for workspace, stock, or expanded merchandising. A lower-level area (approx. ±6950 SF) may be available to support a ground-floor tenant’s operations, depending on use. Use of the lower-level area, if applicable, may involve additional consideration. Tenant responsible triple net expenses (NNN) for utilities, building services, and property expenses. NNN estimate: \$0.30/SF/year. RSF is estimated for marketing purposes; tenant to verify if material.

General Information

Anchors Co-Tenants:		Adult Comm:	
Building Name:		Business Name:	
Franchise Y/N:		Franchise Name:	
Possible Use: Commercial, Office, Place of Worship, Retail			
Under Construction:	No	Leased Land:	No
Subsidized Housing:		REO Bank Owned:	No
Elevation Cert:	No	Loma:	No
Divisible Y/N:	Yes	Freestanding Y/N:	
Seating Capacity:		Vacancy Rate:	57
Security Features:	Fire Alarm	Yrs Established:	
		Short Sale:	No
		Zoning:	MU-1
		Time Share:	
		Occupant Type:	Vacant
		Yrs Cur Owner:	
		Units Leased:	
		RE Lic Owner:	No
		Historic:	None

Units

Unit	# Units	Total SqFt	Total Rent	Ceiling	Date Avail	Floor	Status
Retail	1	6,000	\$3,900			1	Vacant
Retail	1	2,750	\$1,788			1	Vacant
Totals	2	8,750	\$5,688				

Building / Site / Utilities

Assessor Lot:	108	Assessor Block:		Assessor Plat:	35
Area Source:		Apx Lot SqFt:	9,148	Basement:	
Bldg Area Total:	8,750	Elev/Escal Type:		Furnished Y/N:	
Equip Included:	Note: 100 amp service in the subject units ownership indicates 600 amp service is in the building located in the basement. Inquire if tenant would like to upgrade service in the subject units on the first floor. Gas furnace provides heat dedicated to the 6000 rentable square foot (RSF) space two Green mini splits provide heat and A/C to the 6000 RSF unit.				
Non-Garage Spcs:	35	Parking Total:	35	Story:	1
Ceiling Height:	7-9 Ft	Site Acres:	0.21	Stories Total:	3
Foundation Type:		Fndtn L x W:		Loading Door:	None
Road:	Blacktop, High Traffic, Sidewalks, State				
Location:	Urban				
Site:	Corner, Sidewalks, Waterfront				
				Building:	Frame, Subdivided

Electric: **100 Amps**
 Water Supply: **Available, Connected, In Fee, Municipal, Public**
 Sewer: **Available, Connected, In Fee, Public Connected**
 Heating System: **Baseboard, Gas Connected, Hot Air, Mini Split, Partially Heated**
 Cooling: **Mini Split, Partial, Window Units**
 Present Use:

Subject To: **Flood Plain, Zoning**
 Laundry: **Cable TV, Electric, Fiber Optic, Gas, Gas Available, Gas Connected, Municipal Water, Sanitary Sewers, Street Lights, Telephone Connected**
 Utilities: **Gas: Connected**

Have:
 Near: **Bus, Highway Access, Interstate, Private School, Public School, Recreational Facilities, Restaurants, Schools, Shopping, Swimming, Tennis**

Financial

Owner Pays: **Exterior Maintenance, Roof Maintenance**
 Tenant Pays: **Air Conditioner, Cable TV, Electric, Escalator, Gas, Heat, Hot Water, HVAC Maintenance, Insurance, Janitorial, Pest Control, Repairs, Security, Sewer, Snow Removal, Taxes, Telephone, Trash Service, Water**

Energy Efficiency/Sustainability Features

Construction: **No**

Listing / Agent - Office Information

Def Show: **No**
 Show Instruct: **Call or text: Cliff Nulman 401-524-3716 cell**
 List Agent: **29566**
 LA Name: **Cliff Nulman** 
 List Office: **KELW02**
 LO Name: **Keller Williams Coastal**
 Attribution Contact:
 Showing Agent:
 SA Name:

LA Phone: **401-524-3716**
 LA Email: cliffnulman@gmail.com
 SA Phone:
 SA Email:

Occupancy: **1-45 Days, Avail for rent, Immediate, Negotiable**
 Terms Available: **Will Sub-Divide**
 Listing Contract: **Exclusive Right to Rent**

Syndication

Internet Display: **Yes** Address Display: **Yes** Send to List Hub: **Yes**
 IDX: **Yes** IDX Address Display: **Yes** Allow AVM: **No**
 RI Living.com: **Yes** Allow Comments: **No**

[Click on Arrow for Additional Photos](#)



Photo towards reception des... Front of Structure - Diamond ... View of signalized intersectio... Parking - Adjacent abutter lo...