

FOR LEASE



Prime Retail Space

2,600 SF Available

Newport Ave Plaza

45-63 Newport Ave, East Providence, RI



- 2,600 SF of available retail space
(Divisible to 1,560 & 2,600 SF)
- High-traffic location on Route 1A with excellent visibility
- Signalized intersection for convenient ingress and egress
- Ample on-site parking 9/1,000 SF
- 33,000 ADT
- Prominent pylon signage
- Located among strong retail and restaurant neighbors
- Professionally managed and well-maintained
- Population: 289,920 (5 miles)

**Surrounded by
strong co-tenants
including:**

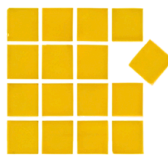
**CVS, CHELO'S,
JP MORGAN
CHASE ATM,
AND KFC**

FOR MORE INFORMATION CONTACT

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FIRST BRISTOL CORPORATION



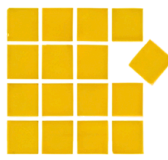
- Prime retail space on Newport Avenue (Route 1A)
- (2,600 SF , Divisible to 1,560 & 2,600 SF)
- 33,000+ cars per day on Newport Ave.
- A **premier** location with excellent visibility and easy access in the heart of East Providence's retail corridor.
- Signalized entrance with pylon signage.
- First in class property management.
- Thriving trade area with 43,000+ residents within 2 miles.
- 19,000+ daytime employees nearby.



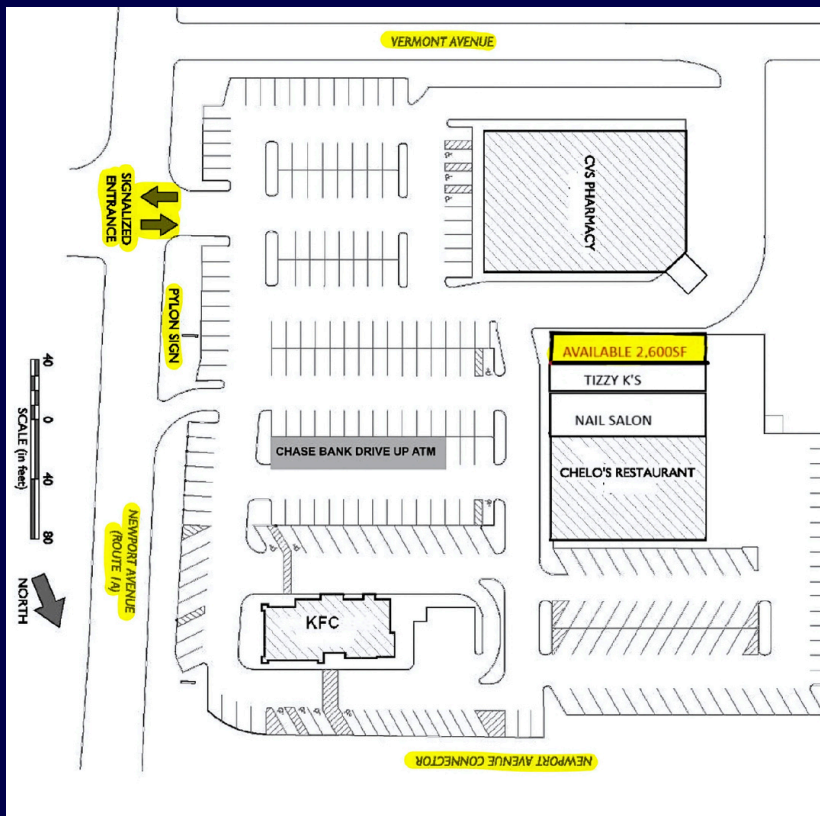
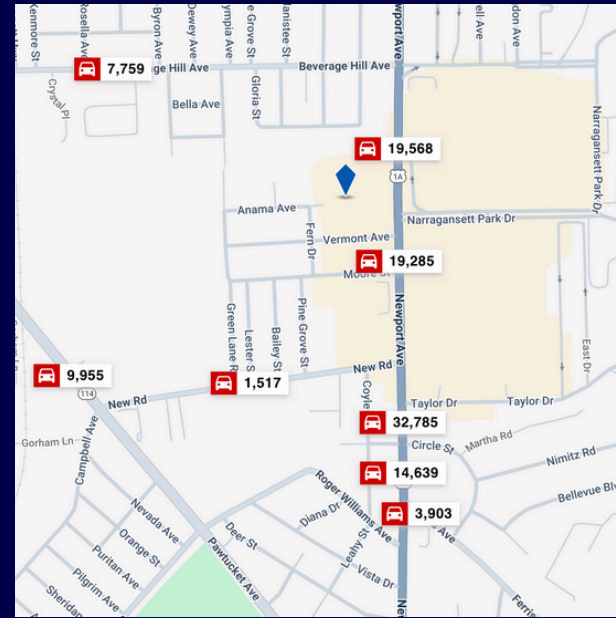
FOR MORE INFORMATION CONTACT

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- First Floor Space
- Measures 26'x 104'
- Highly Desirable End Cap Space
- Excellent Condition

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