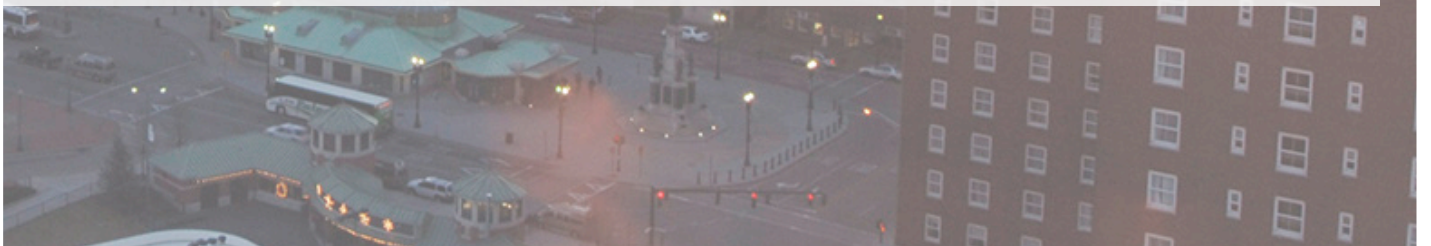


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REAL ESTATE & APPRAISAL

**OFFICE INVESTMENT**

**1500 PONTIAC AVENUE  
CRANSTON - RHODE ISLAND**



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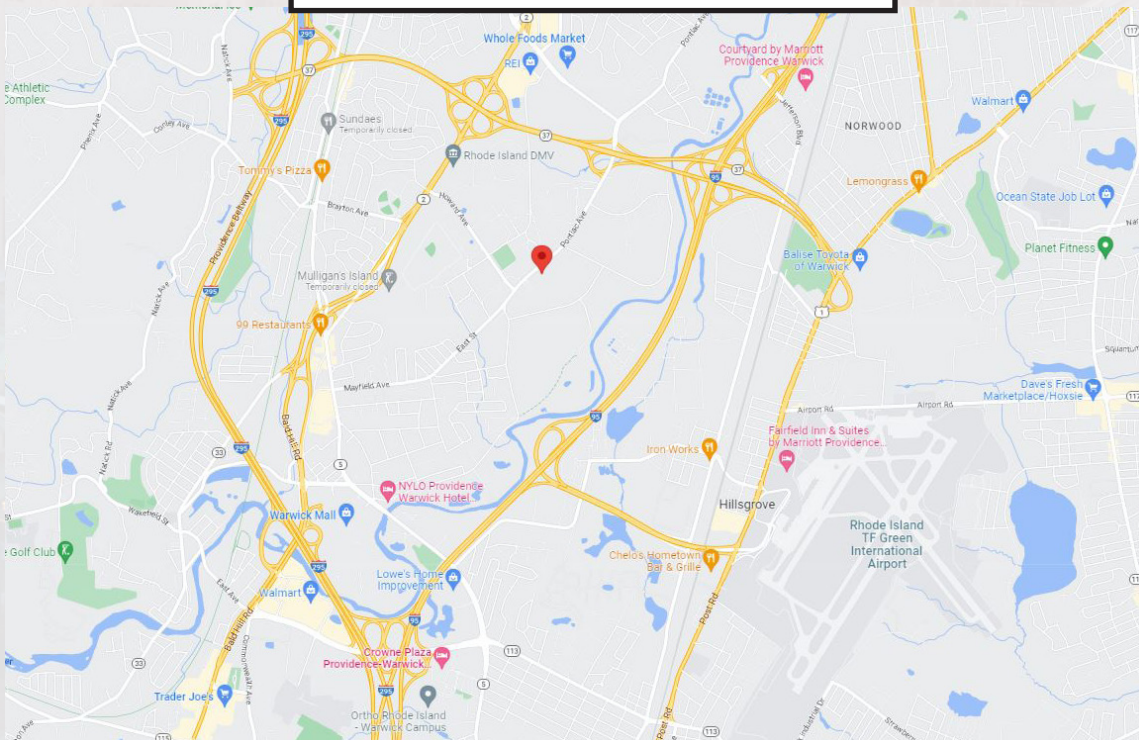
**THOMAS O. SWEENEY, SIOR | [TSWEENEY@SREARI.COM](mailto:TSWEENEY@SREARI.COM) | 401-331-9300 | 401-523-5101**

## 1500 PONTIAC AVENUE CRANSTON - RHODE ISLAND

### DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	3,565	\$100,405
3 Miles	75,910	\$88,542
5 Miles	237,755	\$80,967

### MARKET AERIAL



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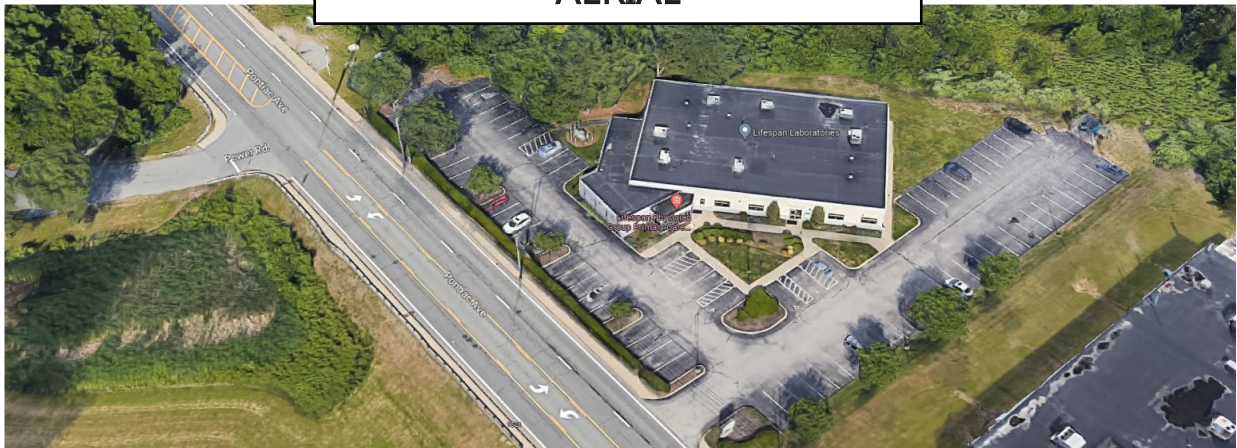
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# 1500 PONTIAC AVENUE CRANSTON - RHODE ISLAND

## PROPERTY DETAILS

- 11,638± SF Office Building
- 1.87± Acres of Land
- Medical Office & Lab Use
- NNN Leased Until 2028 with Two Five Year Options
- Renovated 2025 by Tenant
- 80+ Parking Spaces
- Zoned M2
- Centrally Located to All Major Routes & Highways
- Close to T.F. Green Airport
- Neighbors Include: Swarovski, Stylecraft, Rhode Island Lottery, Rhode Island DLT & Eleanor Slater Hospital
- Yearly Income: \$336,745

## AERIAL



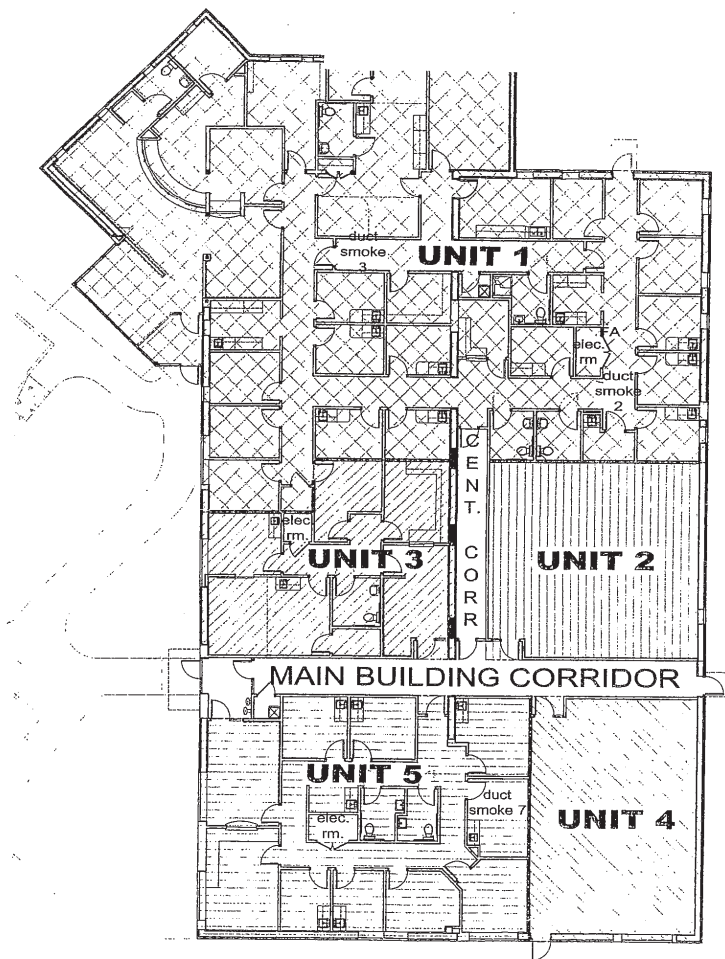
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### FLOOR PLANS

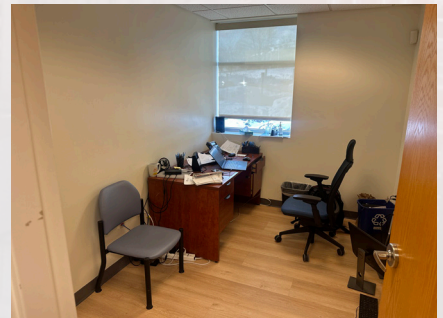


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## ADDITIONAL PHOTOS



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