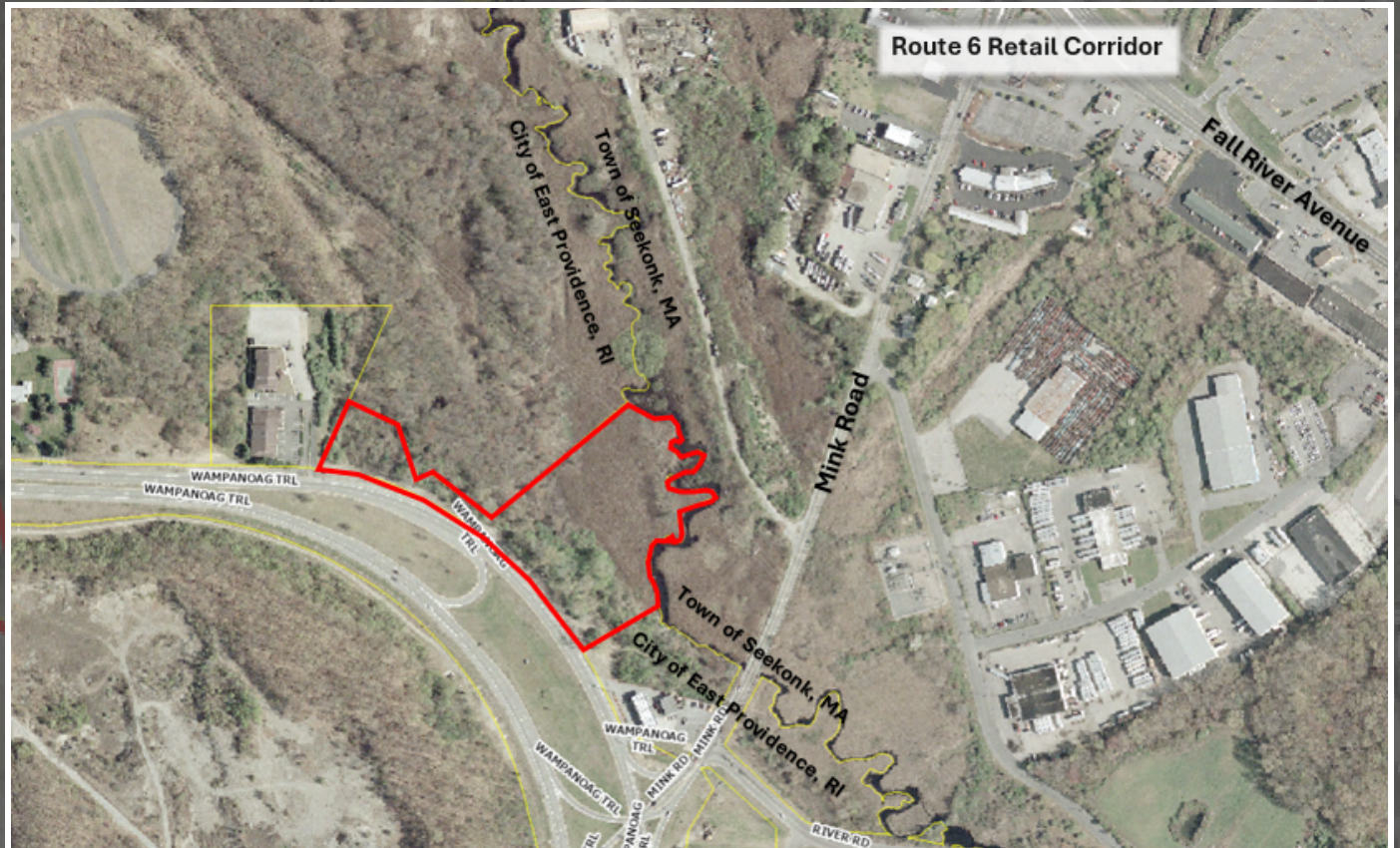


LAND FOR SALE

Route 6 Retail



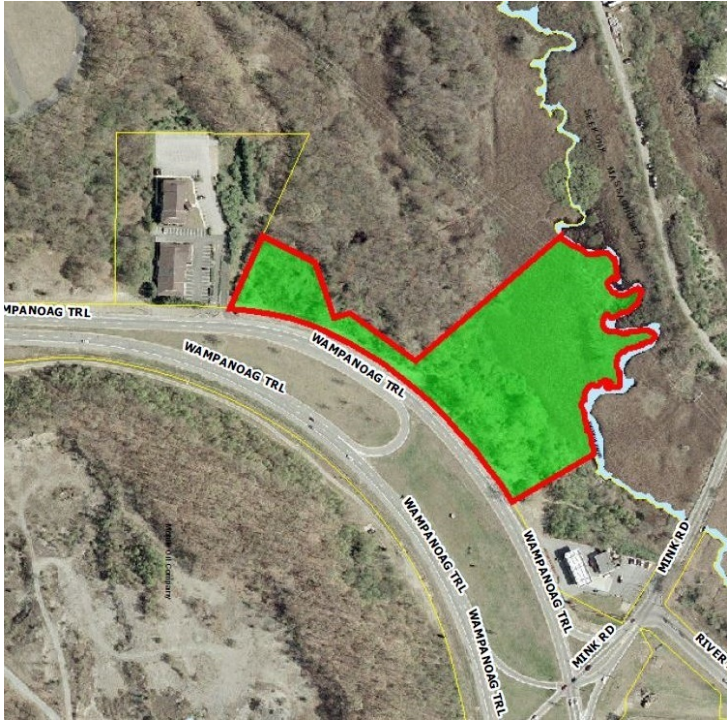
# WAMPANOAG TRAIL

East Providence, RI 02915

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# EXECUTIVE SUMMARY



## LOCATION DESCRIPTION

This property is located along Wampanoag Trail in East Providence, Rhode Island just north of the corner of Wampanoag Trail and Mink Street. Centrally located for easy access to Rhode Island and Massachusetts, the location provides excellent highway access to I-195 and I-95 and is within minutes of downtown Providence and the Massachusetts border. The property is less than a mile from the Route 6 Retail Corridor.

## PROPERTY DESCRIPTION

The parcel, identified on the East Providence Plat Map 709/Block 1 as Parcel 1 (Parcel ID 709-01-001), is approximately 5.68 acres with 1.5 acres +/- of upland acreage. Wetland areas have been flagged and preliminary plans show the possibility of an 8,000 SF building and an associated parking area with over 30 spaces. The RI DEM has provided preliminary approval for an onsite waste water treatment system with no use restrictions.

## OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	5.68 Acres
Zoning:	I-2

## PROPERTY HIGHLIGHTS

- Developable land for office, industrial or retail development.
- Excellent highway access to both I-195 and I-95.
- Minutes to Providence, Rhode Island and the Massachusetts Border
- Traffic count is 32,000 cars per day. ( Wampanoag Trail)
- Less than a mile to the Route 6 Retail Corridor.

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# RETAILER MAP



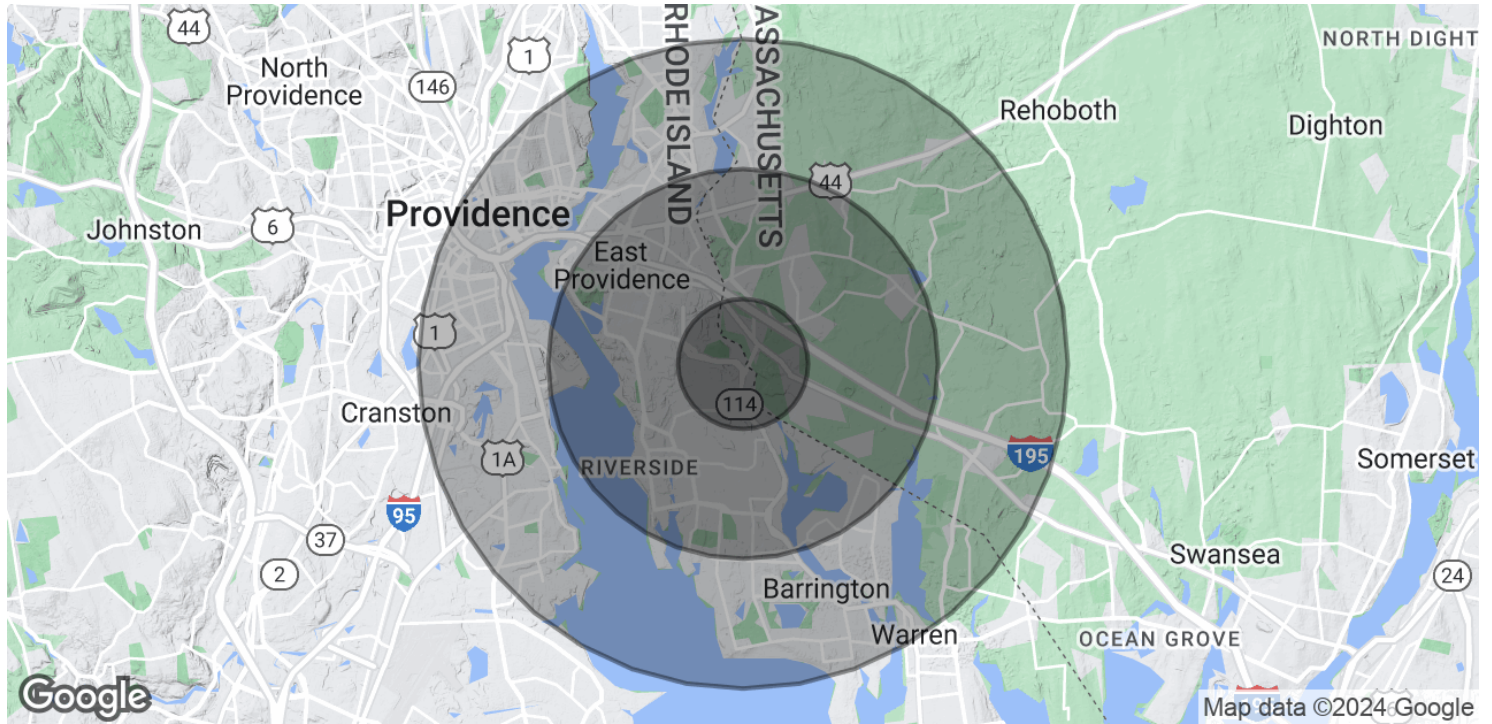
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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,301	52,512	186,294
Average Age	46	44	41
Average Age (Male)	44	43	40
Average Age (Female)	47	45	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	539	21,994	73,652
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$107,659	\$108,814	\$115,236
Average House Value	\$501,007	\$436,571	\$495,514

Demographics data derived from AlphaMap

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