

RETAIL PROPERTY FOR LEASE

MG

Commercial



1590 POST ROAD

Warwick, RI 02888

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MG COMMERCIAL

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Approximately 13,000 SF of retail space that is sub-dividable to approximately 4,500 SF. In addition, the property has a partial basement. The storefront is lined with windows allowing natural light into the space. There is parking in front and along both sides. There is an additional lot which can be converted into additional parking. The property consists of a full block with significant frontage on Post Road and extends from Maryland to Massachusetts Avenue. The property has an overhead door for deliveries.

PROPERTY HIGHLIGHTS

- Tremendous Visibility
- 29,000 +/- Daily Traffic Count
- Easily Accessible Highway Access
- 4,500 SF to 13,000 SF.
- Open Floor Plan
- Pylon Signage
- Storefront Parking

LOCATION DESCRIPTION

Located directly on Post Road (RT 1) with immediate access to the north & south cloverleaves of RT 37 with access to RT 95 and RT 295. The easy access to the Interstate Highway system makes this an excellent retail location. It is a very busy trade area with a new Cumberland Farms as your neighbor, and restaurants, banking, hotels, and TF Green International Airport in close proximity. 1590 Post Road has a very strong traffic count of approximately 29,000 cars per day.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,500 - 13,000 SF
Building Size:	14,950 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,159	36,631	95,518
Total Population	4,484	83,486	226,216
Average HH Income	\$70,970	\$81,870	\$76,844

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ADDITIONAL PHOTOS



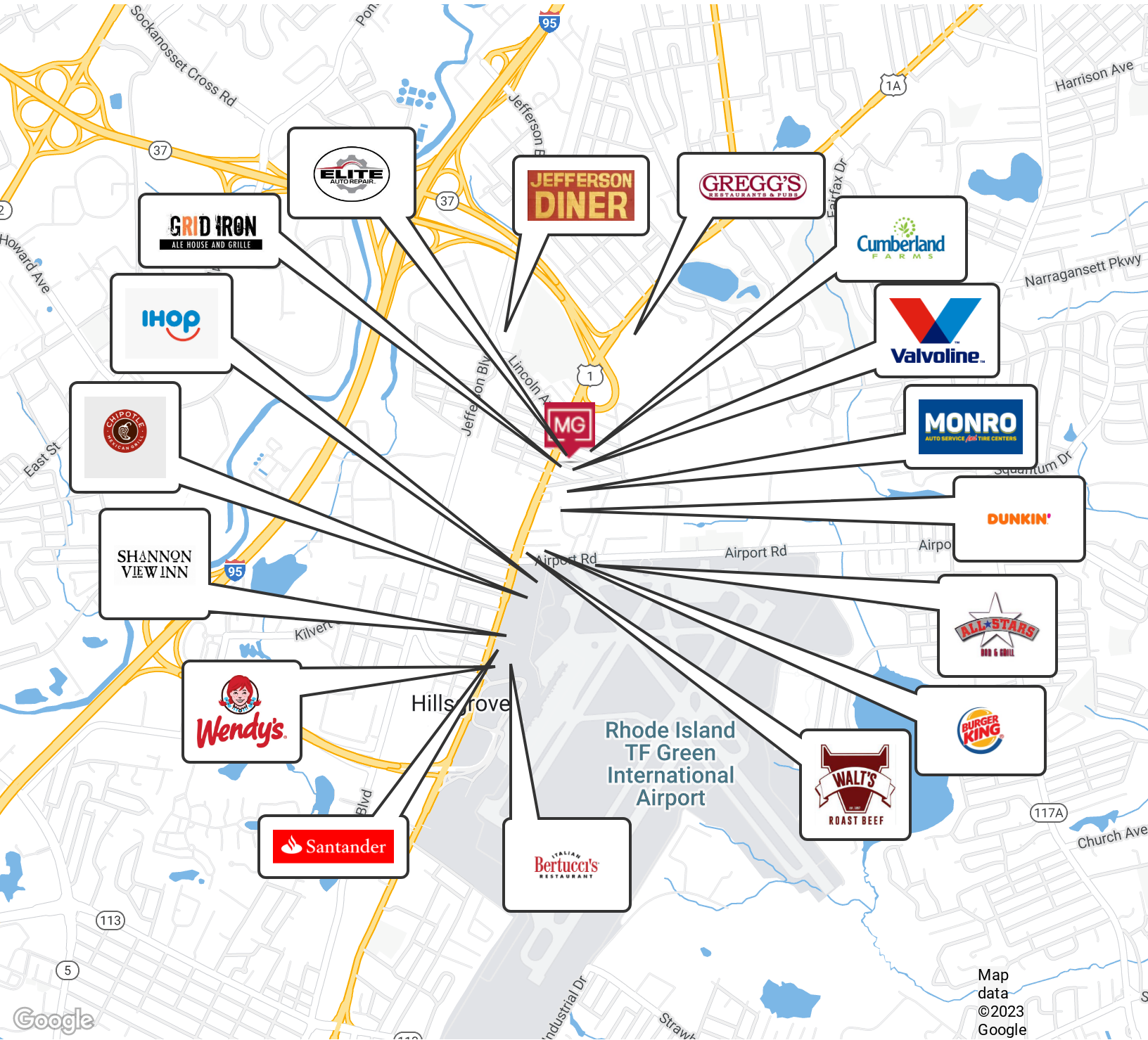
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RETAILER MAP



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