



HAYES & SHERRY

1388 & 1390 Cranston Street

Cranston, Rhode Island

FULLY APPROVED 160 APARTMENT UNITS



LOCATION

1388 & 1390 Cranston Street offers a shovel-ready mixed-use residential development opportunity in an established and growing Cranston neighborhood, approximately five miles south of Downtown Providence. The ± 5 -acre site is positioned along Cranston Street with convenient access to I-95, I-195 and I-295, providing connectivity throughout Rhode Island and the greater Providence market. The existing historic church will be preserved and adaptively reused to potentially house amenities, administrative space or a high-end restaurant. The property is located directly across from the former Cranston Print Works redevelopment and is surrounded by established residential neighborhoods, retail, dining and everyday amenities.

PROPERTY FEATURES

- Residential Development Opportunity
 - Master Plan Approved
- 160 Apartment Units
 - Studio to Three-Bedroom Layout
- ± 5.0 Acres
- Outdoor Common Area
- Historic church suited for exterior preservation and interior conversion
- 234 Parking Spaces
 - Surface & Covered

NEIGHBORS

Stop & Shop, Aldi, Burlington, Santander Bank, Citizens Bank, Bank of America, CVS, Cumberland Farms, McDonald's, Burger King, Dunkin, Wendy's, Taco Bell

TRAFFIC COUNTS

Park Ave & Gansett Ave: 15,648 VPD
(.54 mi from site)

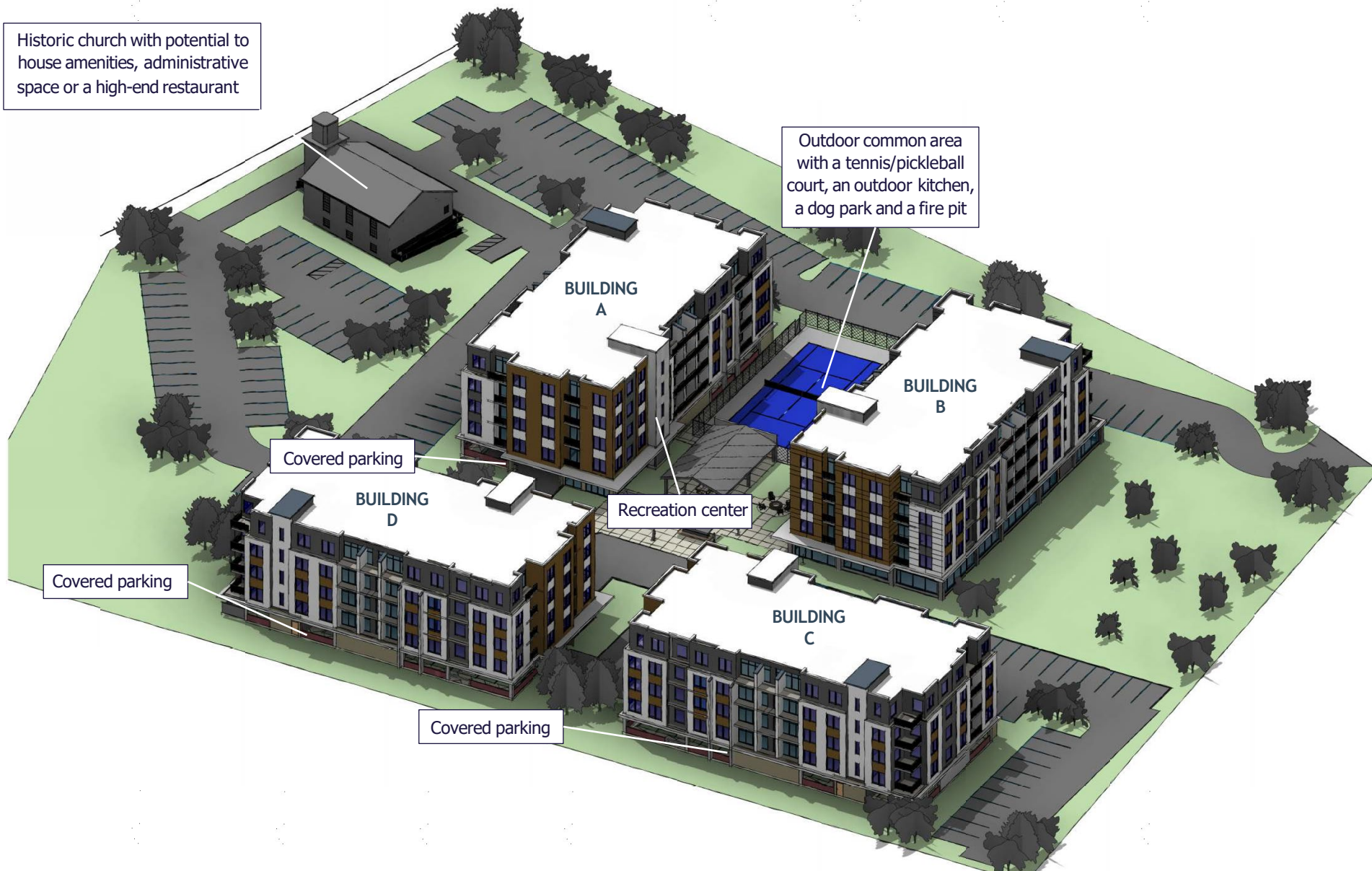
Haven Ave & Cranston Street: 13,005 VPD
(.02 mi from site)



Site Plan

Historic church with potential to house amenities, administrative space or a high-end restaurant

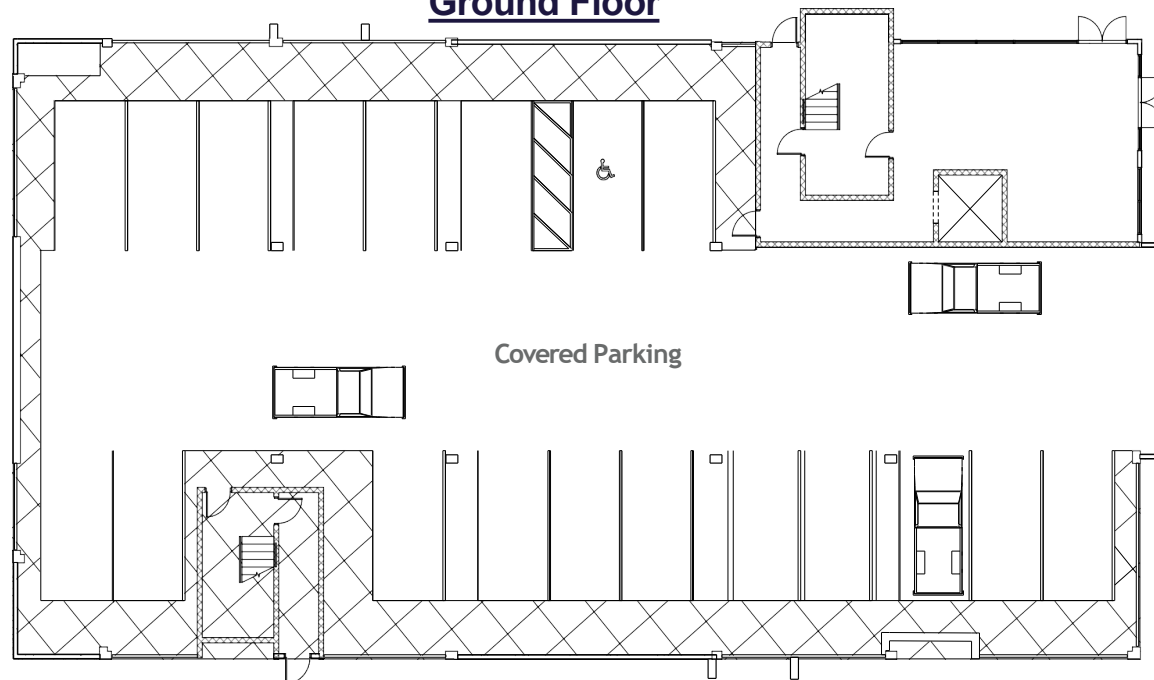
Outdoor common area with a tennis/pickleball court, an outdoor kitchen, a dog park and a fire pit



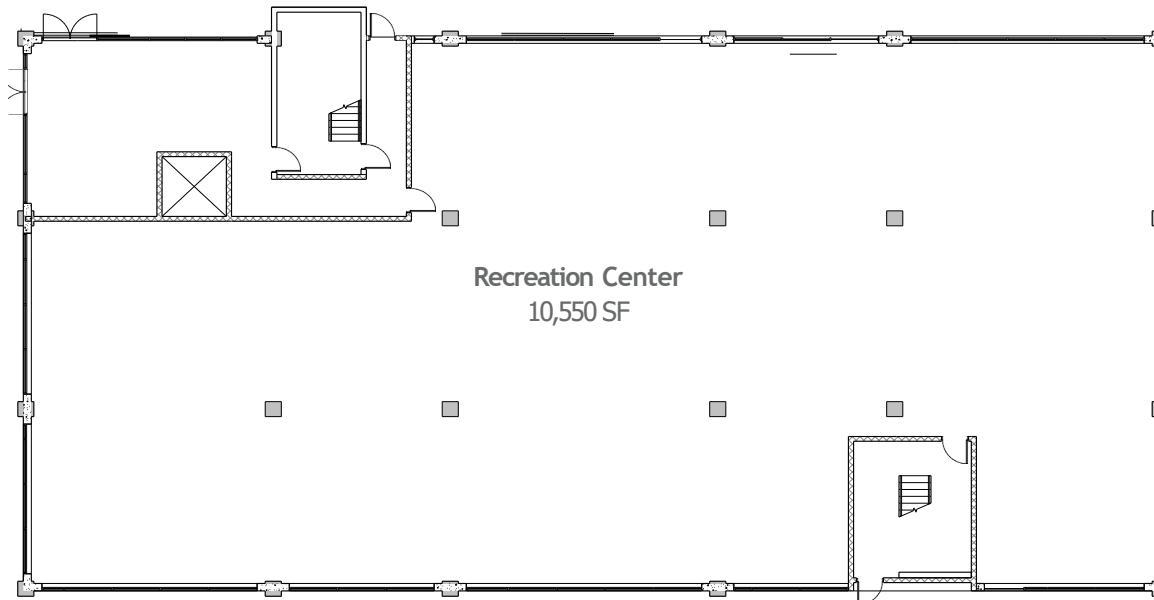
Floorplan

Ground Floor

Building A

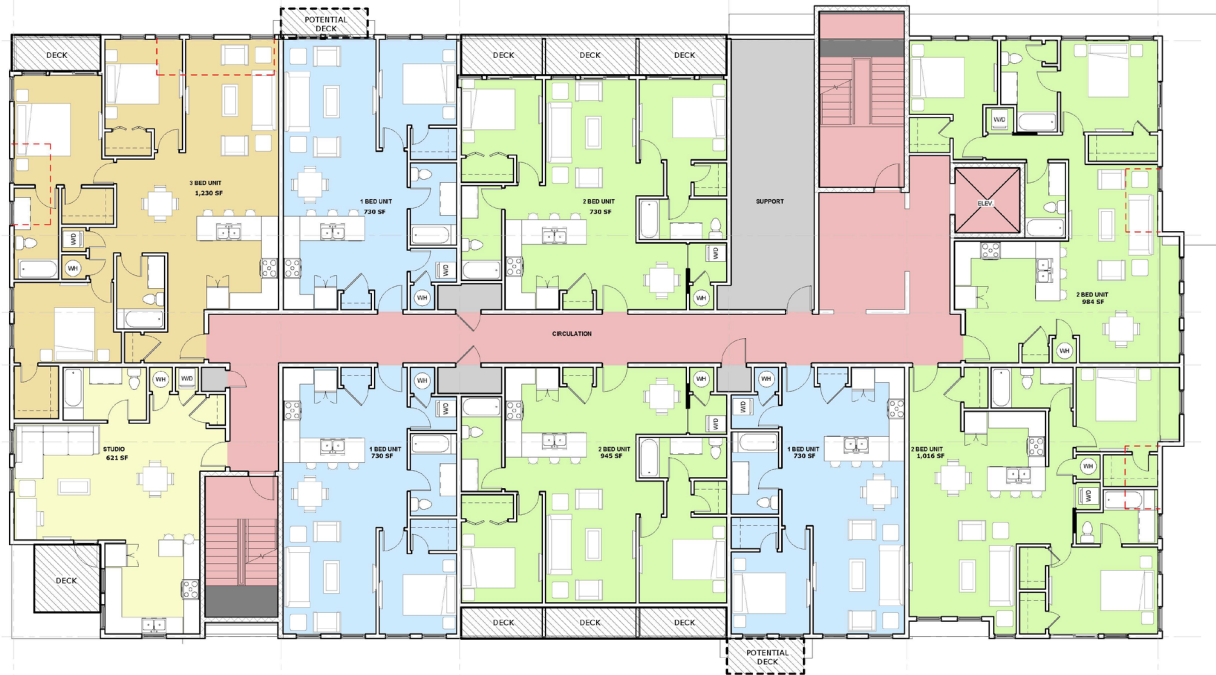


Building B

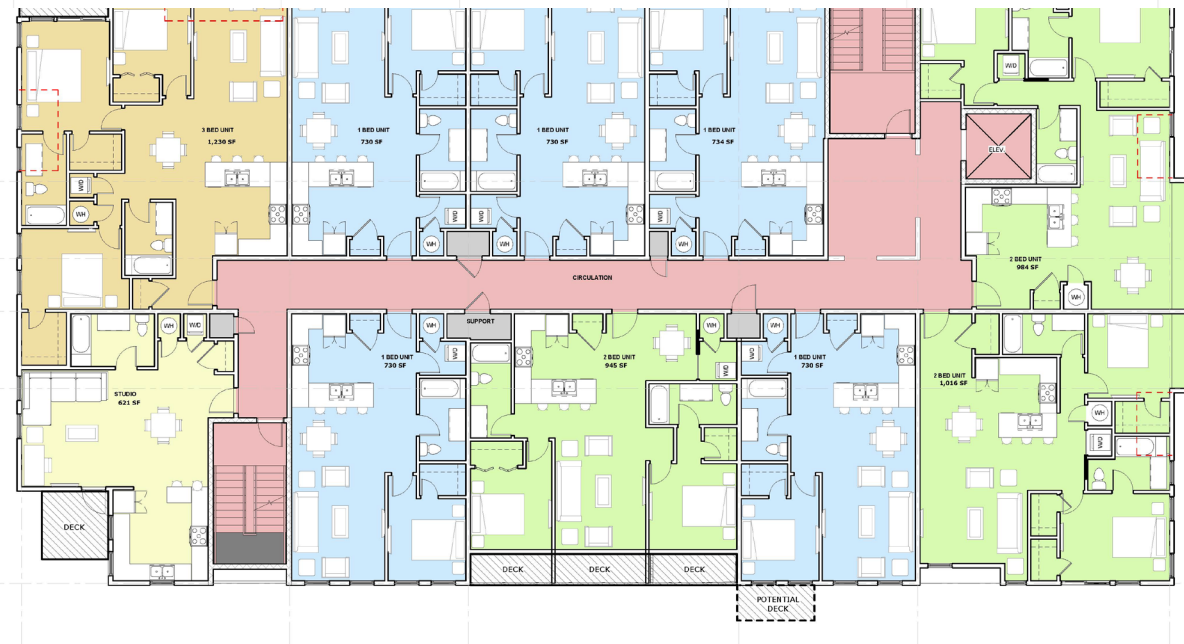


Floorplan

2nd Floor



3rd & 4th Floor



Elevations

North Elevation



South Elevation



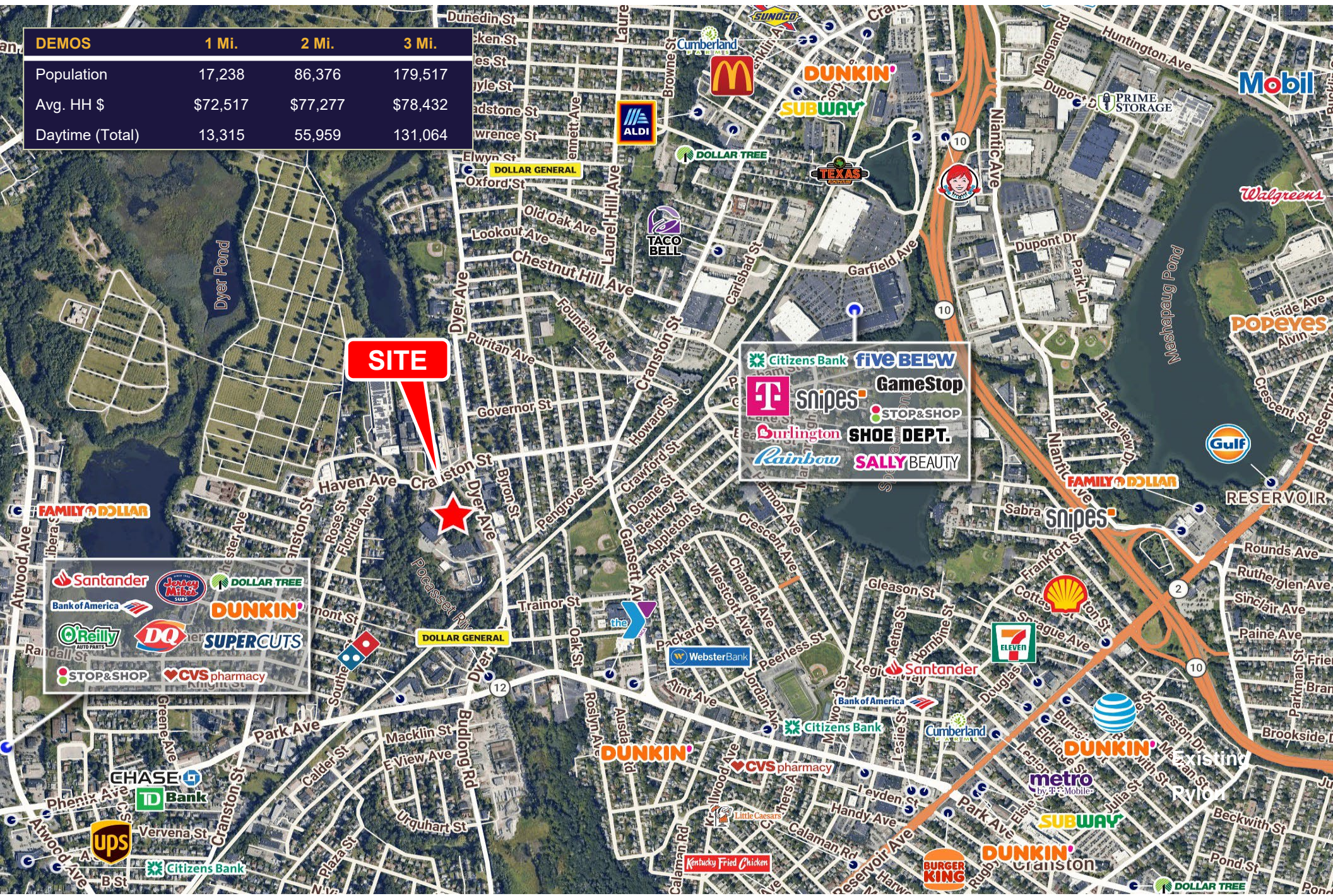


11 MINUTES
DOWNTOWN PROVIDENCE



12 MINUTES
T.F. GREEN AIRPORT

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	17,238	86,376	179,517
Avg. HH \$	\$72,517	\$77,277	\$78,432
Daytime (Total)	13,315	55,959	131,064



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Cranston, RI

Residential Development Opportunity

For Property Inquiries, please contact:

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**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY

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