

THE OFFICES AT CHAPEL VIEW

CHAPEL VIEW BOULEVARD • CRANSTON, RHODE ISLAND



LOCATION

High-visibility, signalized intersection at RI Route 2 (New London Ave) and Sockanosset Cross Road with immediate access to I-95, I-295, and Route 37 — centrally connecting Chapel View to Providence, Warwick, and the greater Rhode Island region.



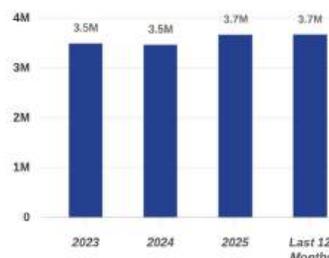
NEARBY

Garden City (Whole Foods, LA Fitness, Tavern in the Square, Anthropologie, Ulta, Old Navy, Crate and Barrel, Chipotle, L.L. Bean, Pottery Barn, The Container Store, Starbucks, Lululemon, Legal Sea Foods, Gap) Top Golf, Subway, F-45 Training

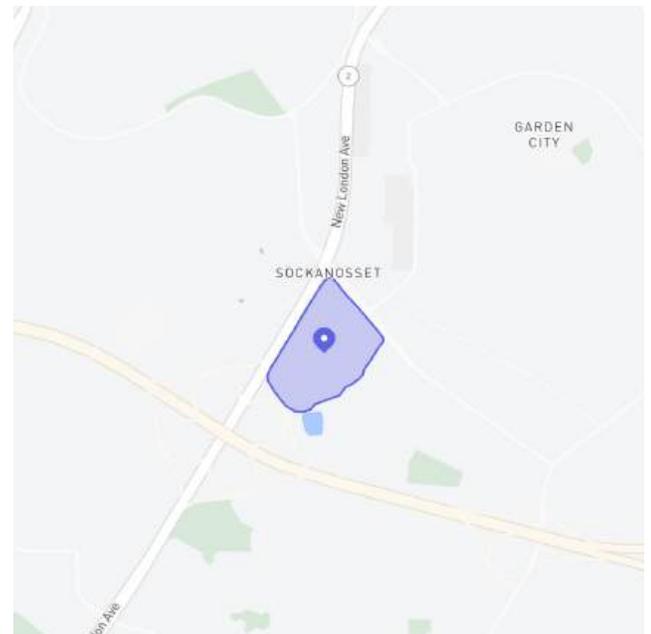


FOOT TRAFFIC TREND

Visits YoY: **+5.3%**
Visits Yo2Y: **+5.6%**
Visits Yo3Y: **+7.6%**



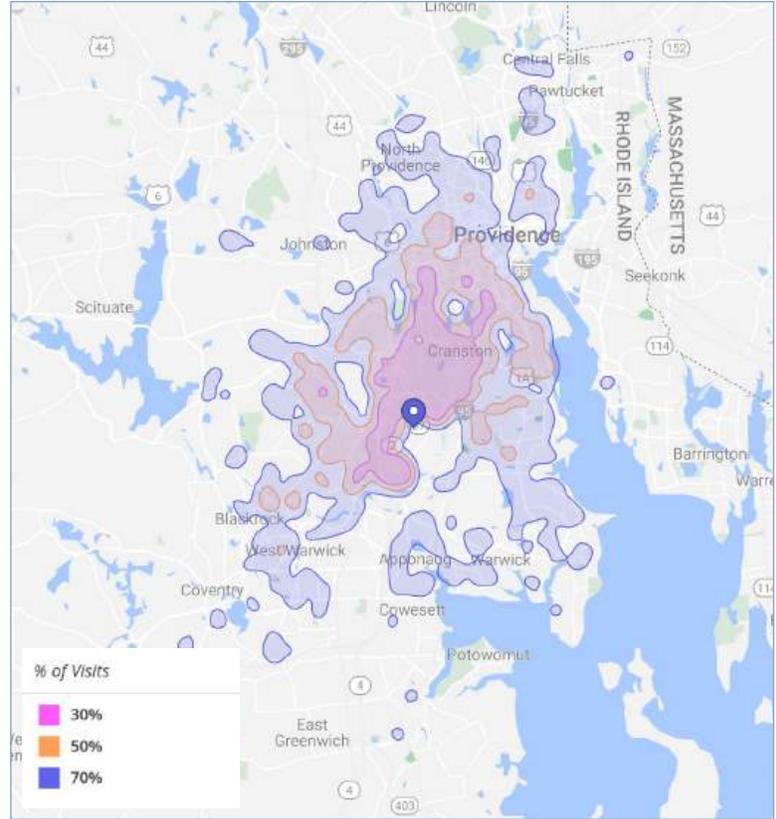
SPACE



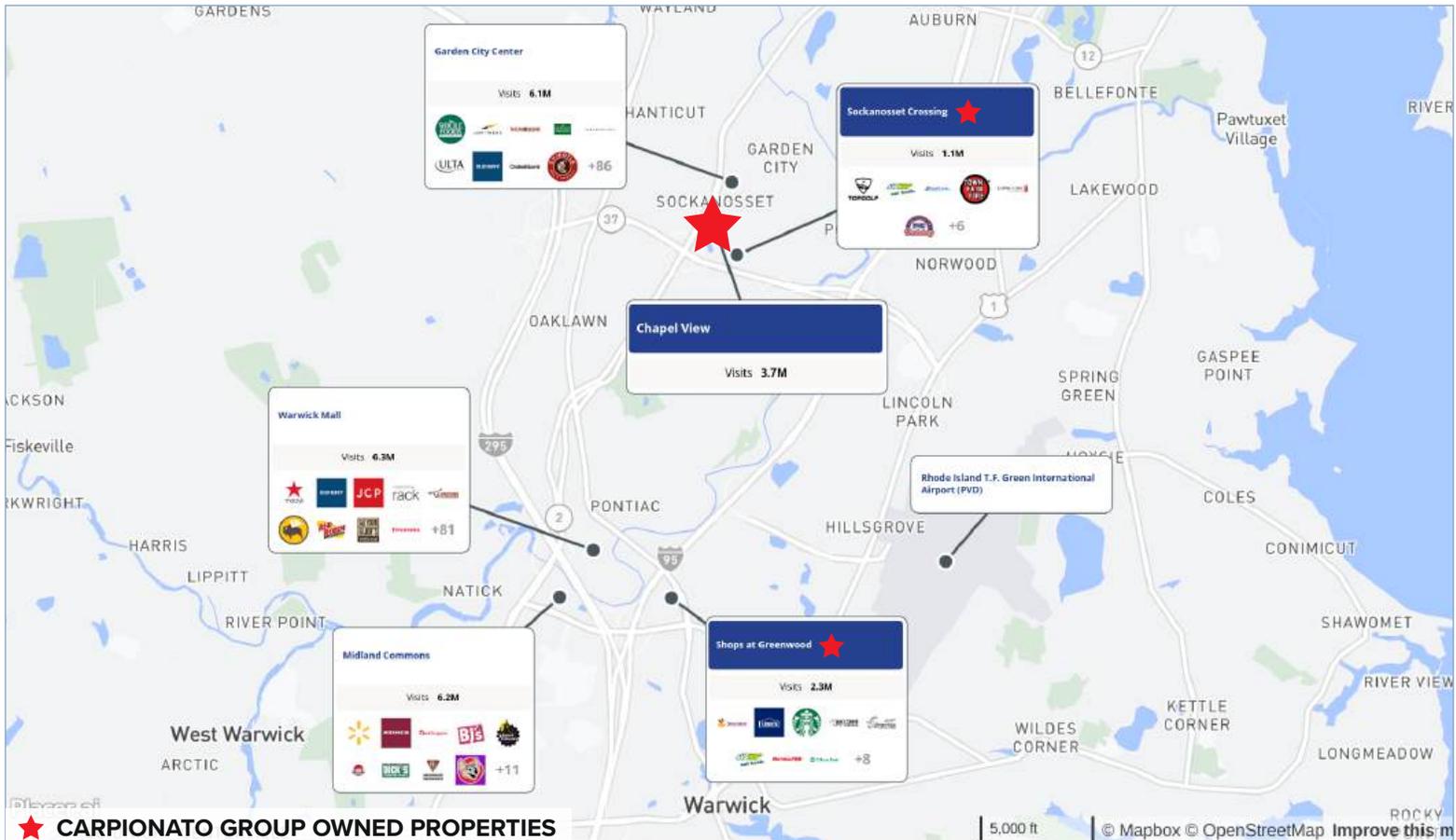
LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.757950/-71.461037		1,157	
TRAFFIC COUNT		CARS/DAY	
New London Ave (RT 5)		59,000	
Route 7		40,000	
Sockanosset Cross Road		26,000	
RT. I-295		62,000	
RT. I-95		151,000	
2024	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	12,193	87,615	274,287
<i>Estimated Avg. HH Income</i>	\$106,877	\$104,652	\$95,444
WORKPLACE	1-MILE	3-MILE	5-MILE
Total Businesses	619	3,766	9,769
Total Employees	5,475	36,410	101,809

TRUE TRADE AREA



TRADE MAP



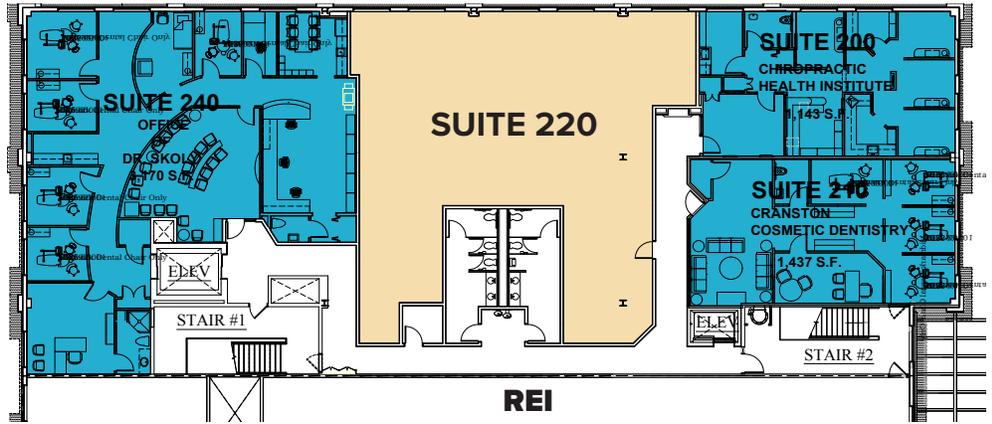
THE OFFICES AT CHAPEL VIEW



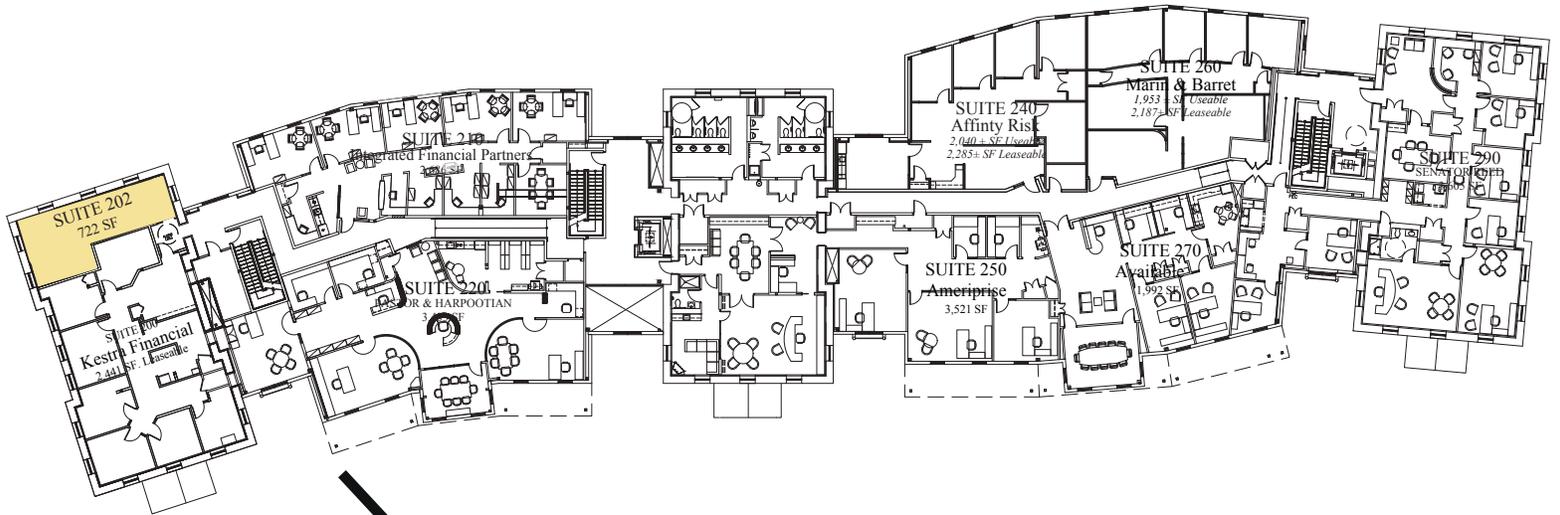
BUILDING 30

SUITE 220
2RD FLOOR PREMISES
2,857 SF

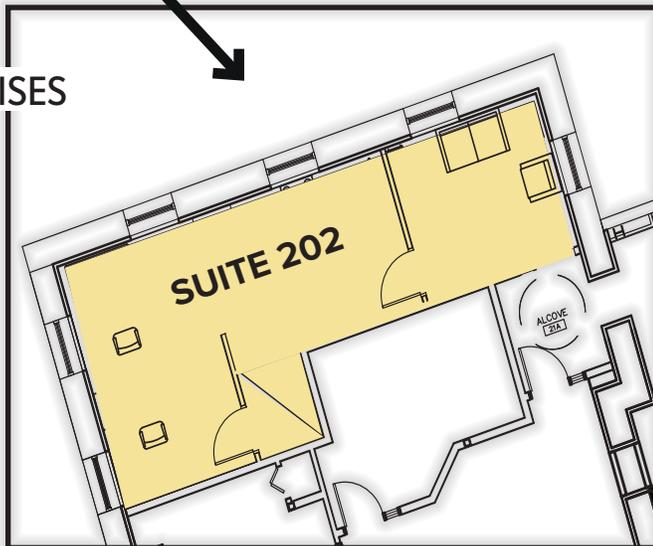
TENANTS	SUITE #
Chiropractic Health Insitute	200
Cranston Cosmetic Dentistry	210
AVAILABLE	220
Associates in Oral & Maxillofacial Surgery	240



BUILDING1000

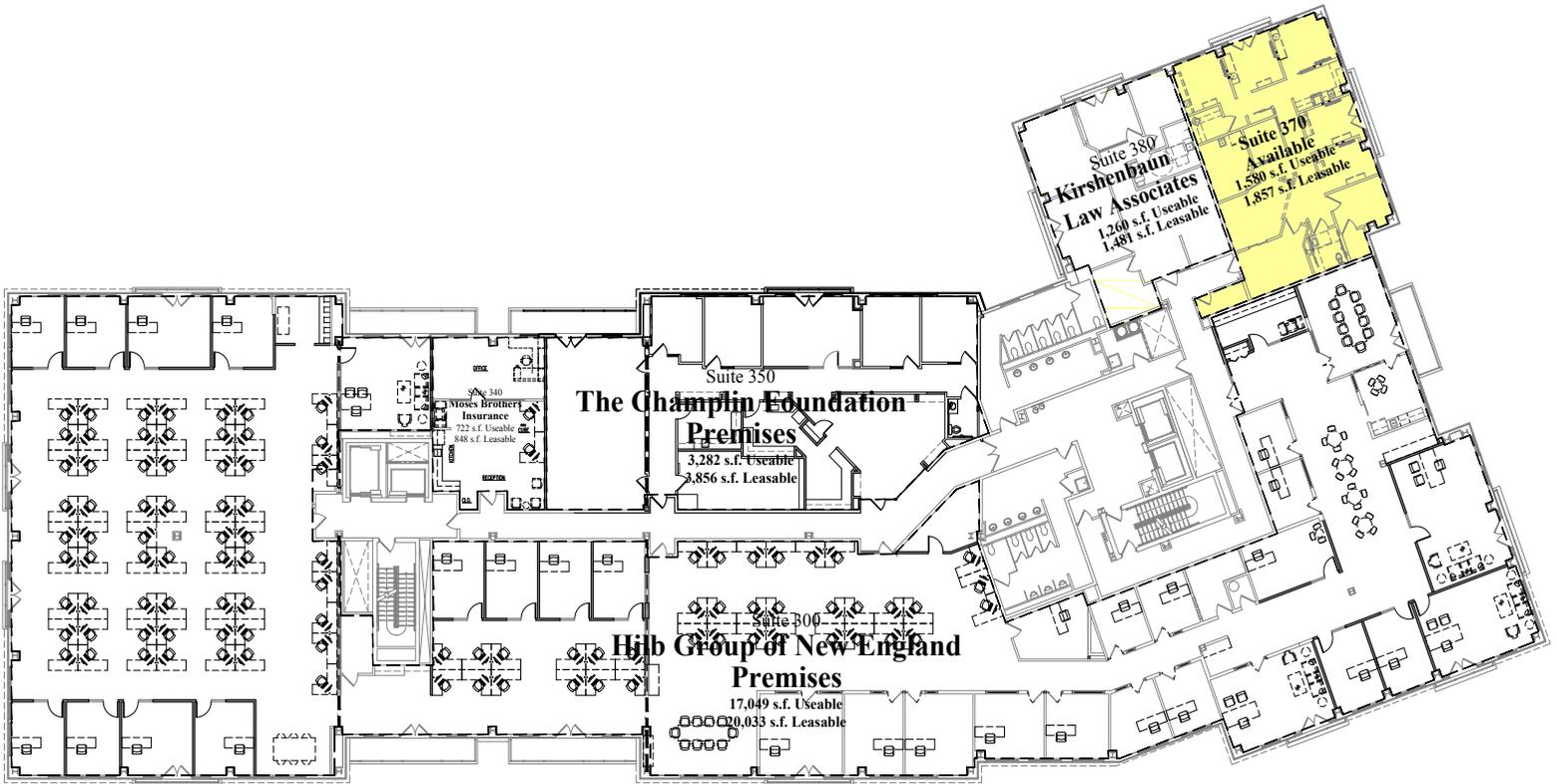


SUITE 202
2ND FLOOR PREMISES
722± SF



TENANTS	SUITE #
Northeast Investment Group	200
AVAILABLE	202
Integrated Financial Partners	210
Paster & Harpootian, Ltd.	220
Affinity Risk Insurance	240
Ameriprise	250
Marin & Barrett	260
Senator Jack Reed	290

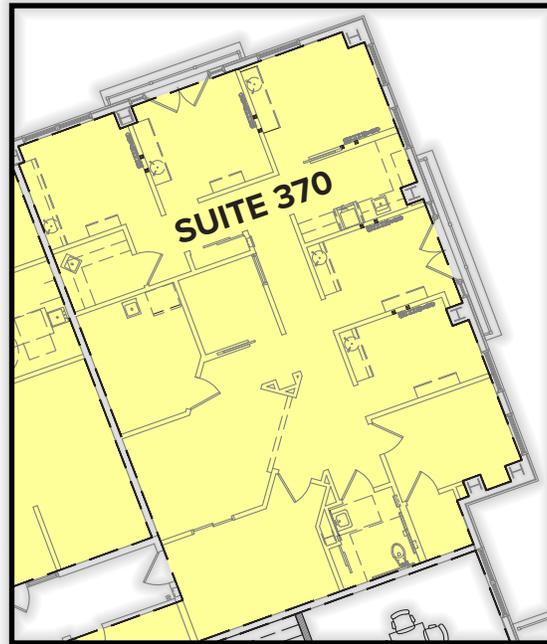
BUILDING2000



TENANTS	SUITE #
Hilb Group	300
Moses Brothers Insurance	340
The Champlin Foundations	350
AVAILABLE	370
Kirshenbaum Law Associates	380

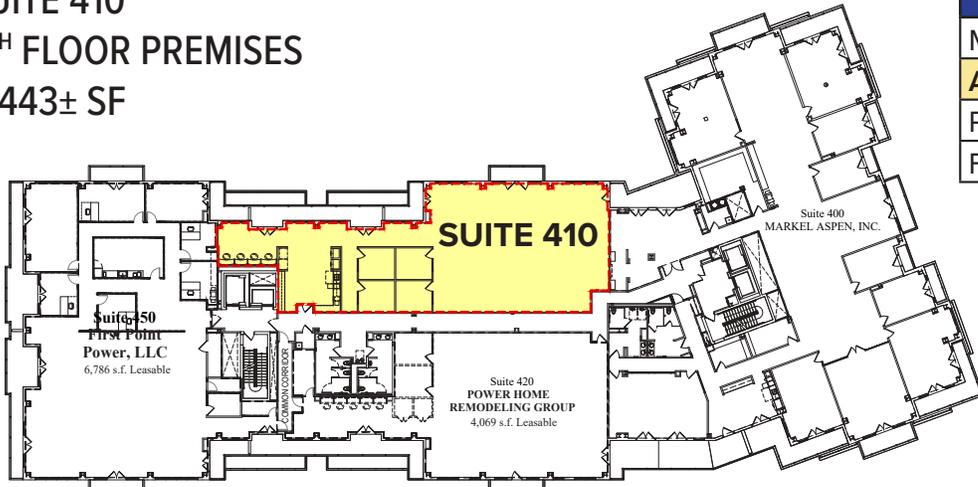
BUILDING2000

SUITE 370
3RD FLOOR PREMISES
1,857 ± SF



BUILDING2000

SUITE 410
4TH FLOOR PREMISES
6,443± SF



TENANTS	SUITE #
Markel	400
AVAILABLE	410
Power Home Remodeling	420
First Point Power	450



Carpionato GROUP

1414 Atwood Avenue • Johnston, RI • 02919 • 401.273.6800 • www.CarpionatoGroup.com



FOR MORE INFORMATION, CONTACT:

Peter Flynn • 401.273.6800 x141 • PFlynn@CarpionatoGroup.com

Joe Pierik • 401.273.6800 x126 • JPierik@CarpionatoGroup.com