

2574 WEST SHORE ROAD

WARWICK, RHODE ISLAND



LOCATION

Strategically located at the high-traffic intersection of West Shore Road (Route 117) and Warwick Avenue (Route 1A), serving as the primary gateway to the affluent Warwick Neck and Longmeadow areas.



ANCHOR

Dave's Marketplace



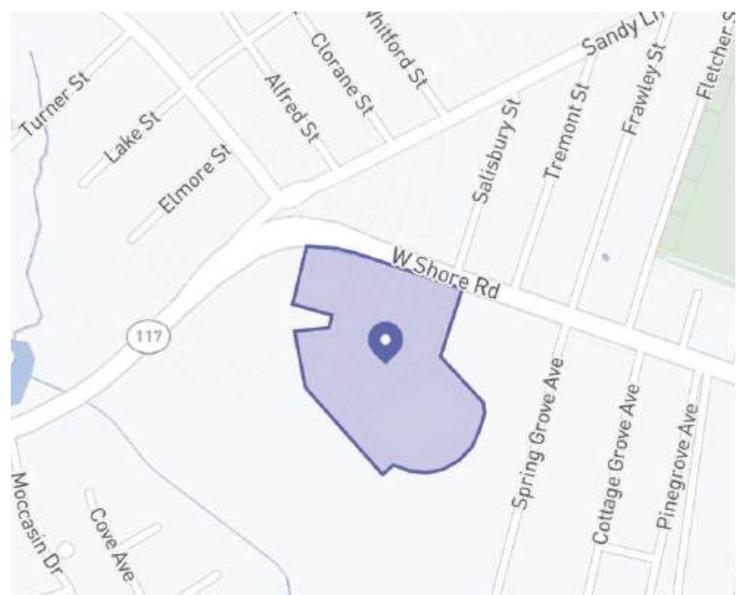
NEARBY

Ace Hardware, Burger King, TD Bank, Dunkin Donuts, Subway, Walgreens, Dollar General



SPACE (GLA)

49,332 SF



WEST SHORE ROAD

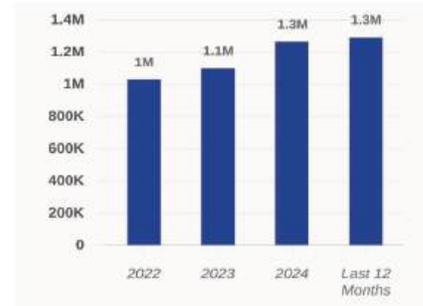
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.7053/-71.4154	319

TRAFFIC COUNT	CARS/DAY
West Shore Road	28,000

2024	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	13,008	57,852	132,950
<i>Estimated Avg. HH Income</i>	\$115,512	\$111,549	\$112,194

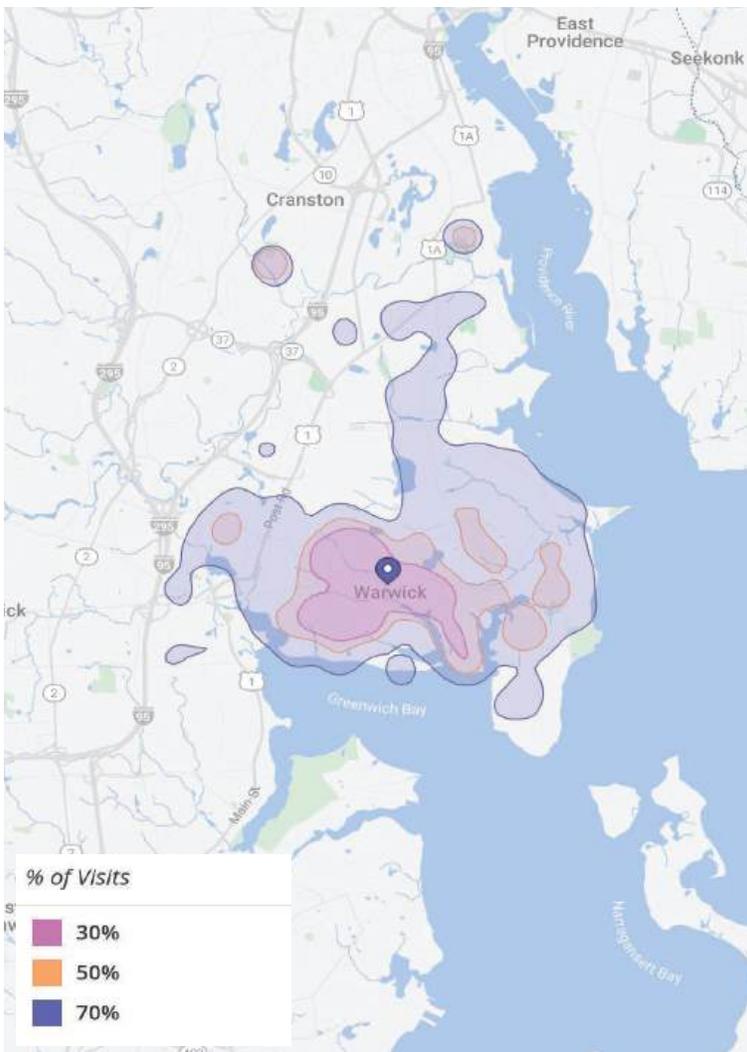
FOOT TRAFFIC TREND



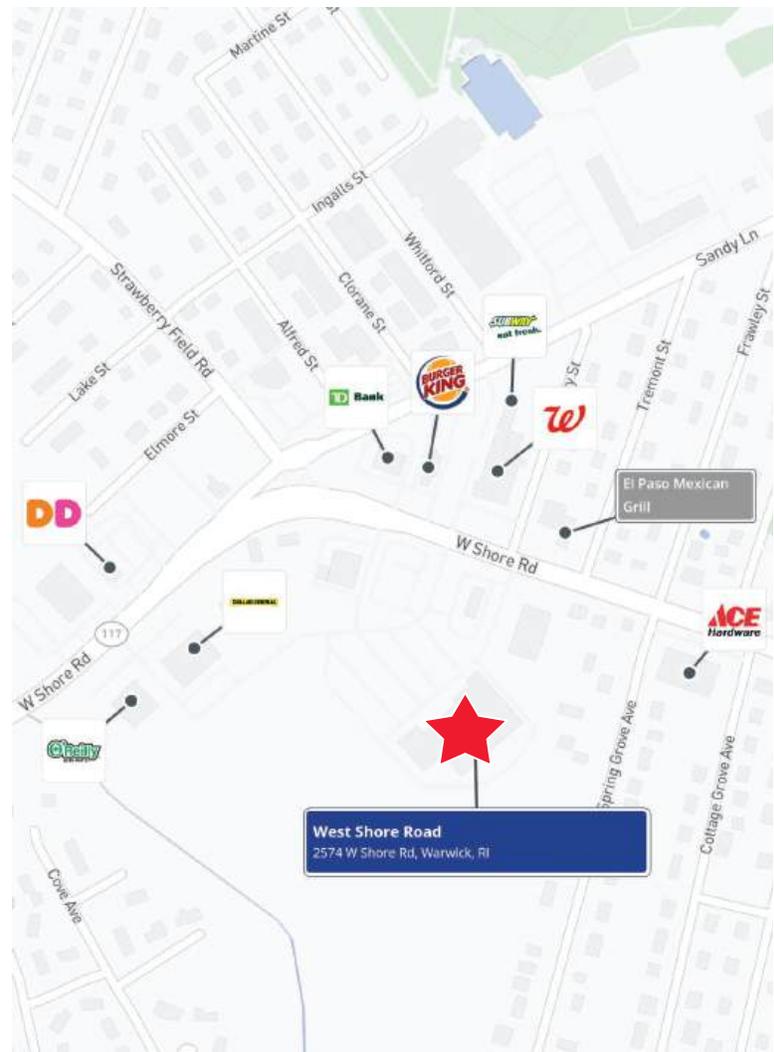
Visits YoY: **+15.5%**
 Visits Yo2Y: **+24.7%**
 Visits Yo3Y: **+52.2%**

79.26% of visits are from visitors who visited at least two times

TRUE TRADE AREA



TRADE MAP



SITE PLAN



TENANTS		
	SQUARE FEET	WIDTH X LENGTH
Available Retail A	1,675 SF	76'-6" x 20'-6"
Available Retail B	6,500 SF	65' x 100'
Starbucks	2,289 SF	33' x 70'
Citizens Bank	2,534 SF	
Dave's Marketplace	32,263 SF	
Tropical Smoothie Cafe	1,825 SF	
Taco Bell	2,246 SF	

AVAILABLE



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



AVAILABLE RETAIL B



AVAILABLE RETAIL A

FOR MORE INFORMATION, CONTACT:

Peter Flynn • 401.273.6800 x141 • PFlynn@CarpionatoGroup.com

Joe Pierik • 401.273.6800 x126 • JPierik@CarpionatoGroup.com