

99-101 W Natick Rd

99-101 W Natick Rd, Warwick, RI 02886



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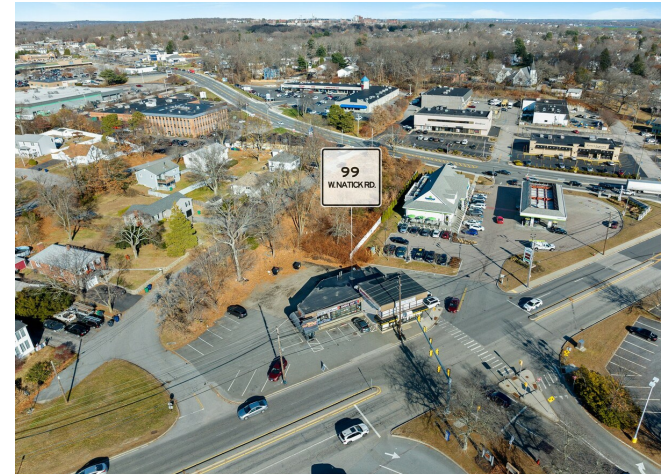


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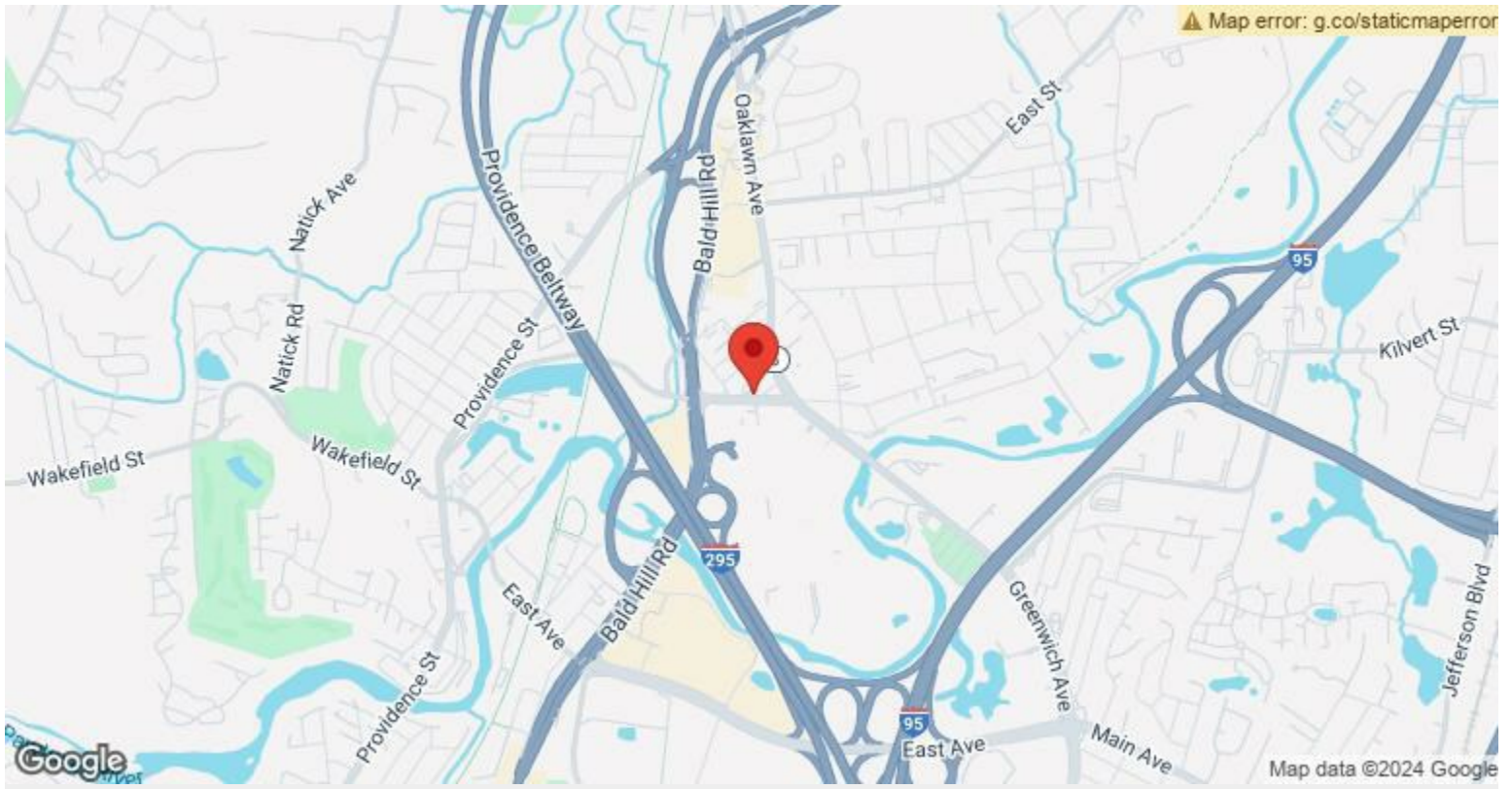
\$1,650,000

Prime location available in Warwick, the retail hub of Rhode Island. This property can continue to be used as an investment or can be redeveloped into another long-term asset. Situated at a signaled intersection, along with Cumberland Farms, and shares an entrance to the Warwick Mall. This opportunity consists of 4 abutting lots, totaling 16,988 sqft (.39 acres). This site offers exceptional visibility and access. Take advantage of traffic visiting the 70 acre 1,000,000 square foot Mall and all of their national retailers, including: Macy's, Nordstrom Rack, Pandora, Victoria's Secret, Target, Old Navy, JC Penney, Jordan's Furniture, Apple Cinemas and many more. This assemblage of properties centers around the convergence of major traffic thoroughfares, Interstate 295 & 95, Route 2 (Bald Hill Road) and Route 5. Don't let this once in a lifetime opportunity pass...

- Signaled intersection with Cumberland Farms
- Directly across from the Warwick Mall
- High Traffic Count, easy highway access
- Ideal location for redevelopment

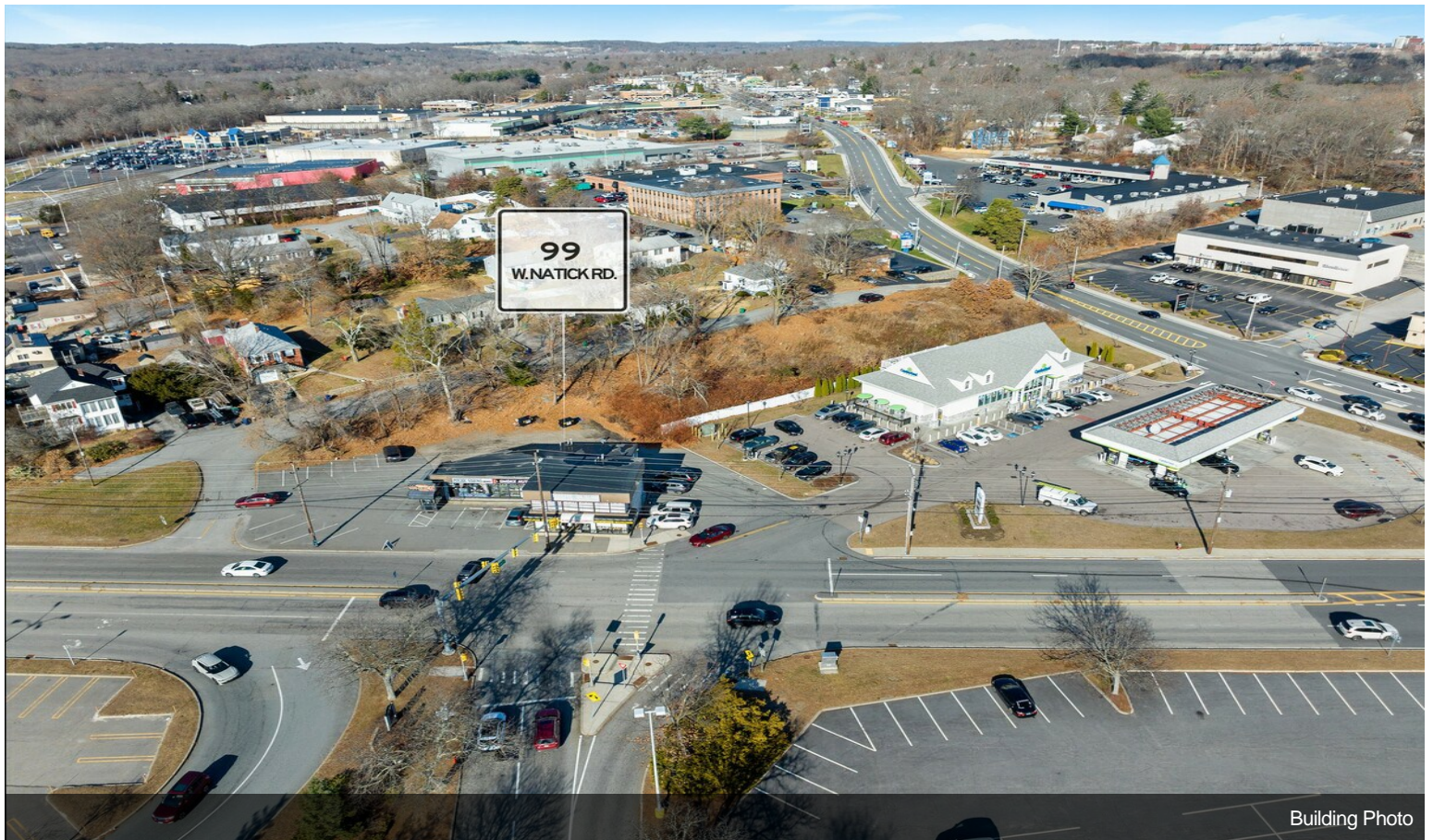


Price:	\$1,650,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.24%
Lot Size:	0.39 AC
Gross Building Area:	7,000 SF
Sale Conditions:	Redevelopment Project
No. Stories:	2
Year Built:	1980
Tenancy:	Multiple
Zoning Description:	GB
APN / Parcel ID:	WARW-000273-000377-000000
Walk Score @:	54 (Somewhat Walkable)



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Property Photos



Property Photos

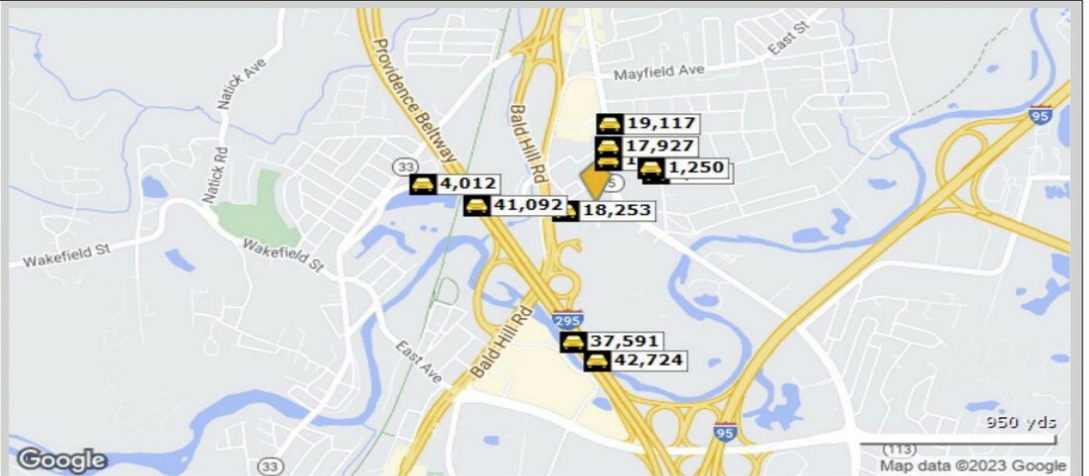


Building Photo

Traffic Count Report

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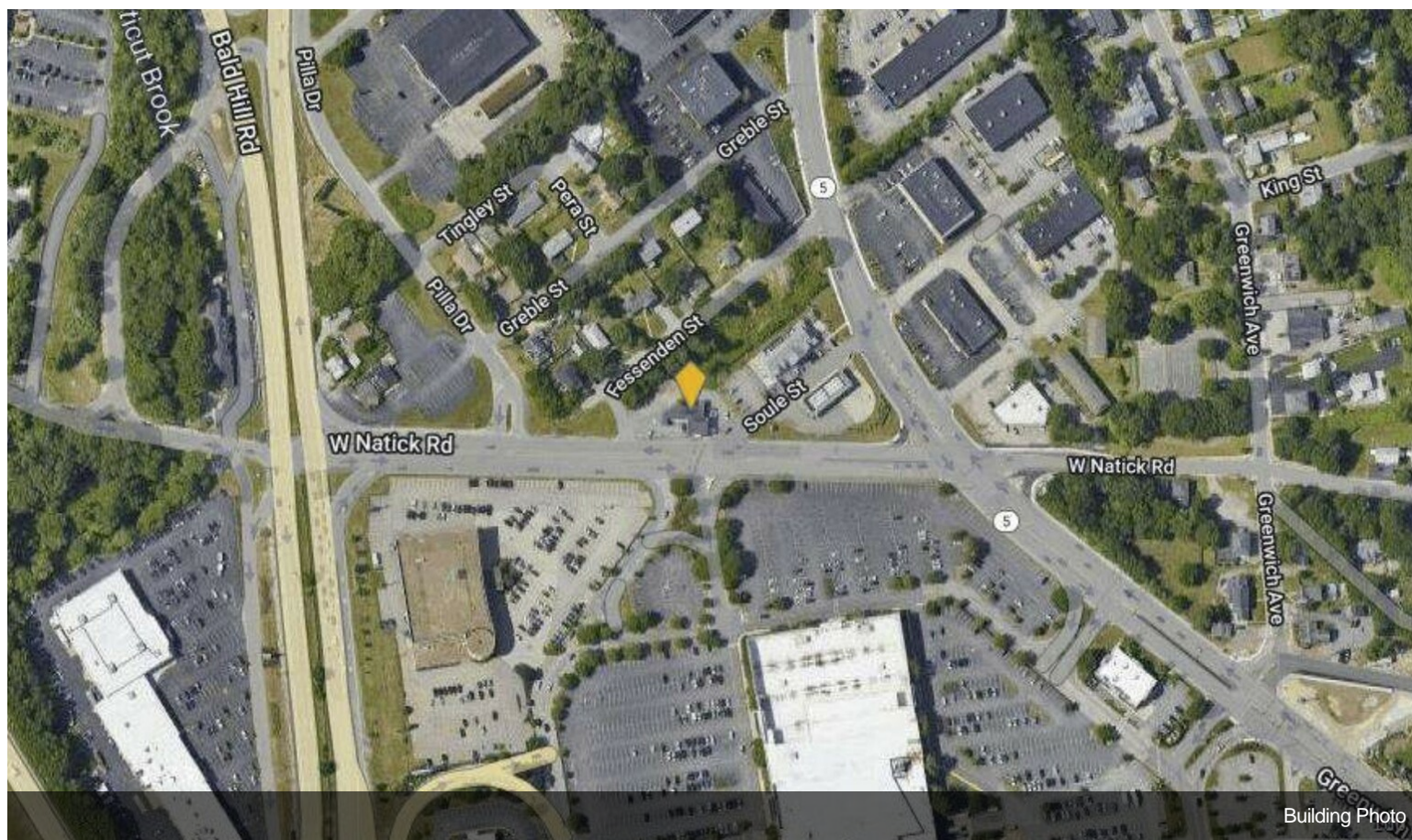
Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **7,000 SF**
 Year Built: **1980**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



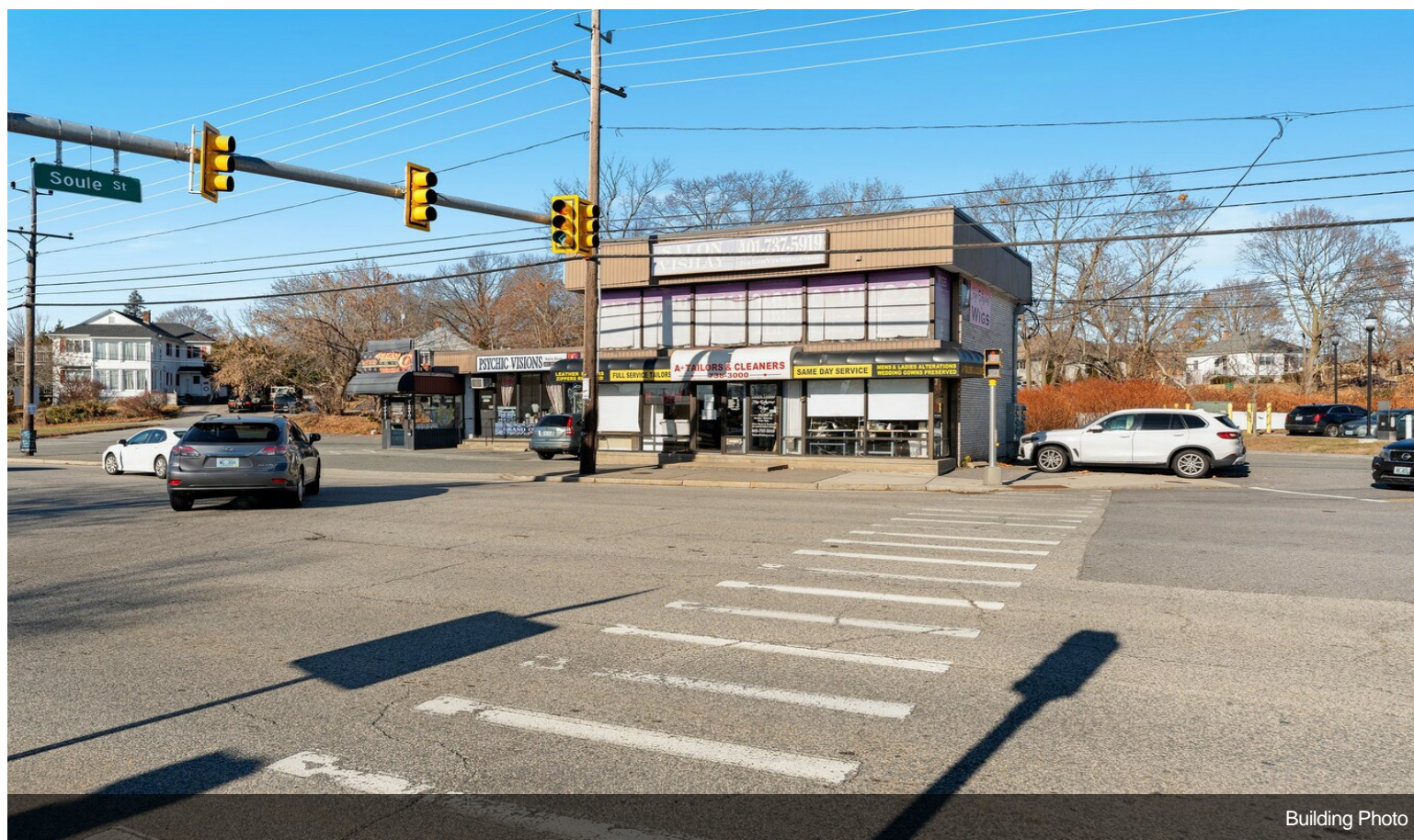
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 West Natick Road		0.00	2022	18,253	MPSI	.08
2 Lambert Lind Hwy	Greble St	0.04 S	2022	17,769	MPSI	.16
3 Greenwich Ave	King St	0.04 SE	2022	1,214	MPSI	.20
4 Lambert Lind Highway	Greble St	0.04 S	2018	17,927	AADT	.20
5 Greenwich Avenue	King St	0.04 SE	2018	1,250	AADT	.21
6 Greenwich Ave	North St	0.06 SE	2022	19,117	MPSI	.28
7 I- 295	W Natick Rd	0.08 N	2022	41,092	MPSI	.33
8 I- 295	Bald Hill Rd	0.19 NW	2022	37,591	MPSI	.45
9 West Natick Road		0.00	2022	4,012	MPSI	.49
10 I- 295	Bald Hill Rd	0.28 NW	2022	42,724	MPSI	

Building Photo

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