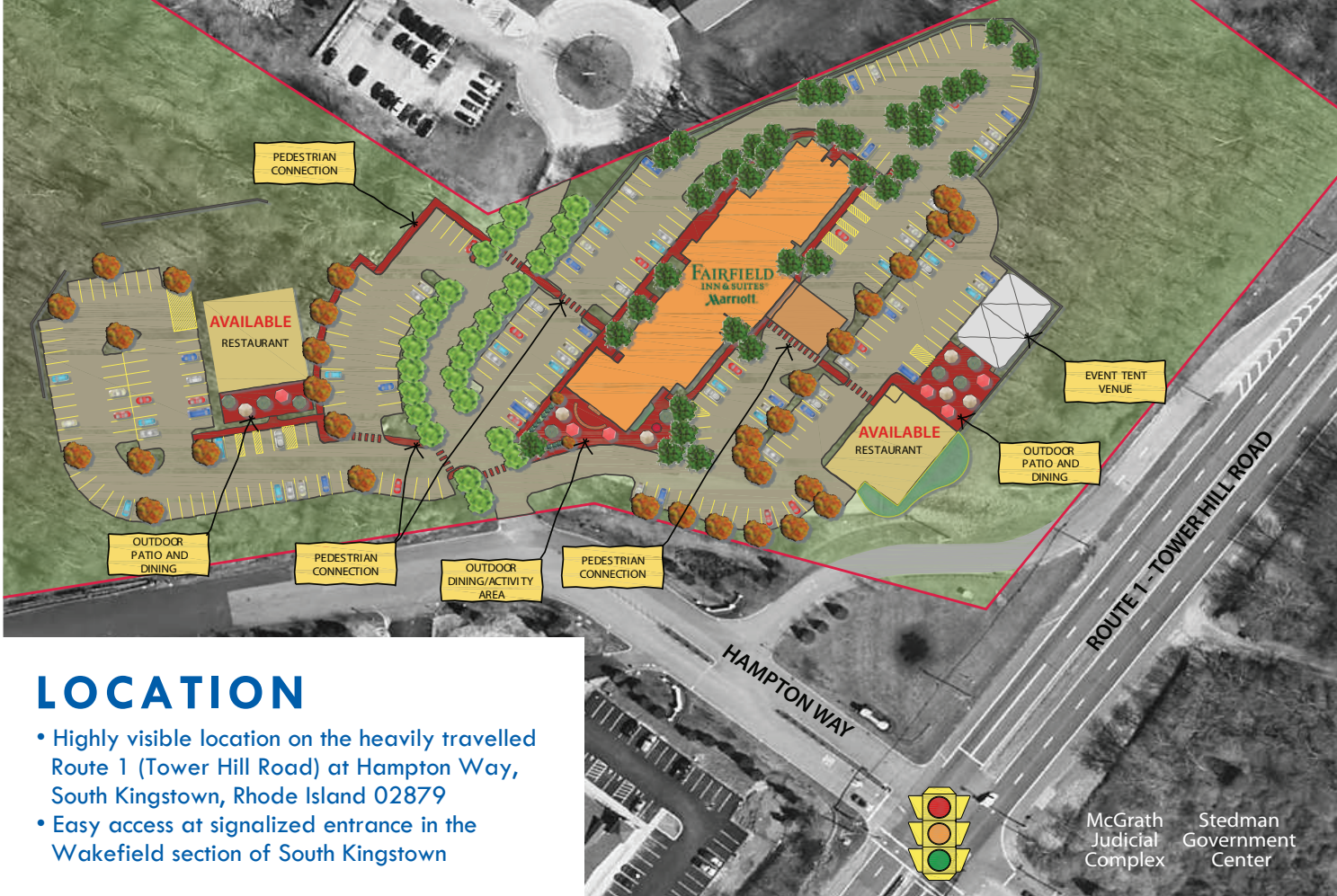


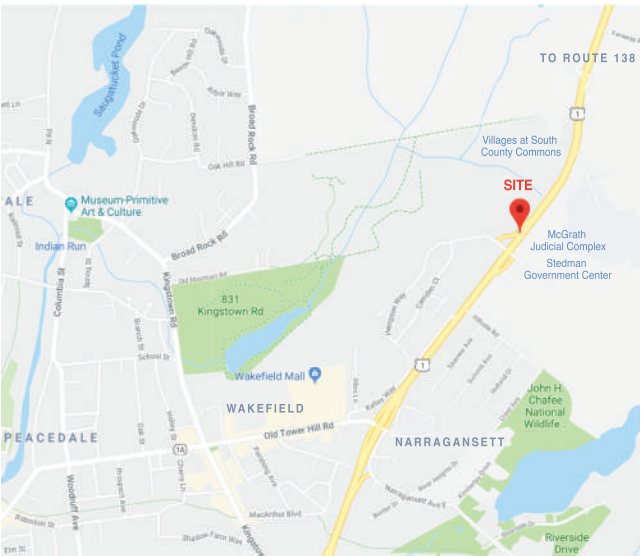
**FOR LEASE
OR BUILD TO SUIT**

2 RESTAURANT PAD SITES – 6,500 sf with outdoor patio & dining



LOCATION

- Highly visible location on the heavily travelled Route 1 (Tower Hill Road) at Hampton Way, South Kingstown, Rhode Island 02879
- Easy access at signalized entrance in the Wakefield section of South Kingstown



NEARBY

- The Village at South County Commons (859,000 s.f.) featuring professional and medical offices, services, Hampton Inn, 8-screen cinema, fitness center, day care center, and more
- State of Rhode Island Stedman Government Center and McGrath Judicial Complex
- Wakefield Meadows condominiums, Harbor Village at the Commons Apartments, The Preserve at South County Commons Condominiums, and Brightview Senior Living
- Busy Wakefield business community
- South County beaches, University of Rhode Island, Narragansett, and easy travel from Newport and points north and south

ROUTE 1 @ HAMPTON WAY
SOUTH KINGSTOWN, RHODE ISLAND



DEMOGRAPHICS
(within 15 minutes)

- Combined average daily traffic 40,000
- Annual household expenditure: \$2.34 billion
- Average household income: \$114,000
- Owner-occupied homes: 73%
- White collar workers: 72%
- University of Rhode Island: nearly 21,000 students, faculty and staff

HIGHLIGHTS

- 100-room Fairfield Inn & Suites (opening 2019)
- Across from Stedman Government Center and McGrath Judicial Complex
- Signalized intersection
- Beautifully manicured landscaping