## **REDEVELOPMENT SITE FOR SALE**





# **2.42 ACRE CORNER LOT**

581-585 Metacom Avenue, Warren, RI 02885

#### **MICHAEL VOLPE**

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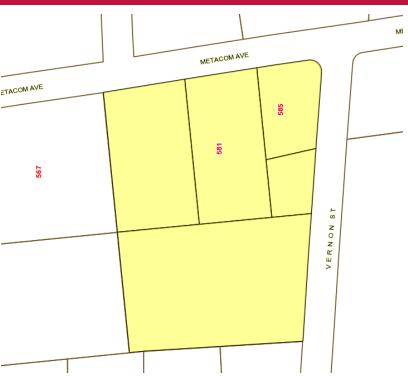
#### **DAN FEINER**

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### **MG COMMERCIAL**

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# **EXECUTIVE SUMMARY**



### **PROPERTY DESCRIPTION**

Rare opportunity on Metacom Avenue (Route 136) in Warren, RI. Located on Metacom Avenue at the corner of Vernon Street at a for restaurant with drive-thru, bank, retail shopping center or possibly fuel station with C-store. Daily traffic count of approximately 22,000. Beautiful piece of flat land with all utilities including gas, electric, water and sewer.

#### **OFFERING SUMMARY**

| \$2,750,000         |
|---------------------|
| 2.42 Acres          |
| Business Commercial |
| \$20,514            |
|                     |



### **LOCATION DESCRIPTION**

2.42 acre lot at a corner with a traffic light for re-development. Ideal traffic light. The property is situated in a busy trade area and in close proximity to restaurants and shopping. It is minutes from I-195 and has great street visibility and access.

#### PROPERTY HIGHLIGHTS

- · 2.42 acre corner lot with Traffic Light
- 280 Feet of frontage on Metacom Avenue (Route 136)
- 3 Curb Cuts (2 on Metacom Avenue & 1 on Vernon Street)
- Potential Veterinary Hospital as a tenant •
- 22,000+ CPD
- Flat Land with all utilities (Gas, Electric, Water & Sewer) •

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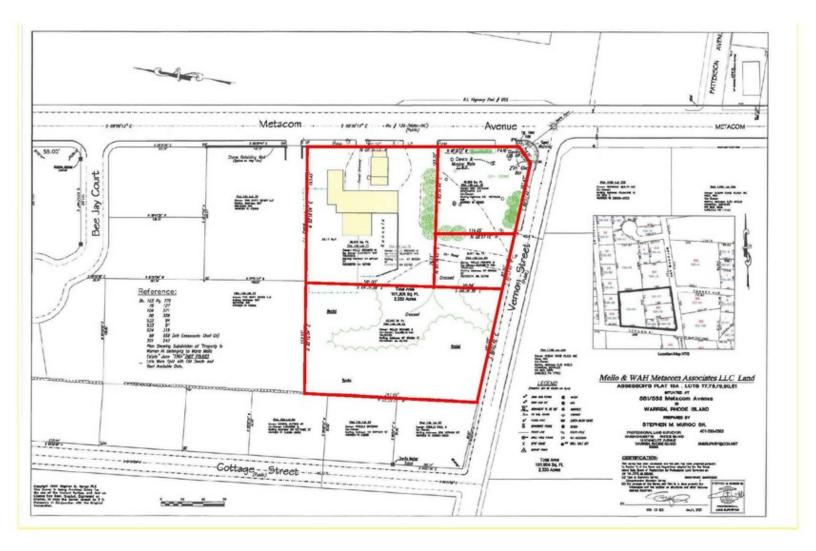
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# **SITE PLAN**



#### **MICHAEL VOLPE** Vice President

401.751.3200 x306

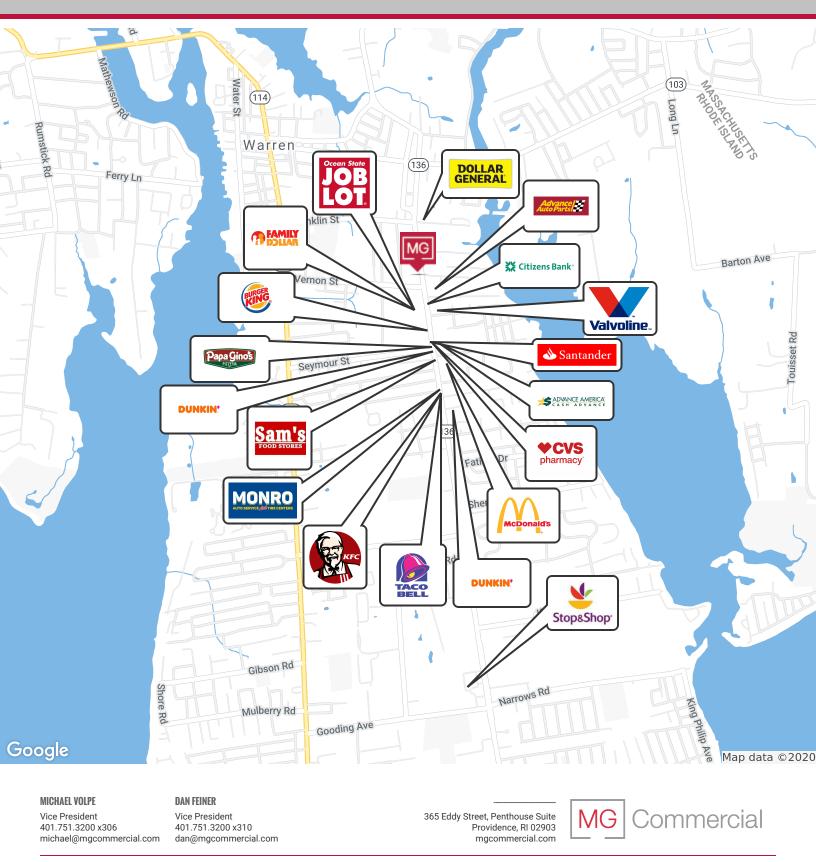
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# **RETAILER MAP**



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