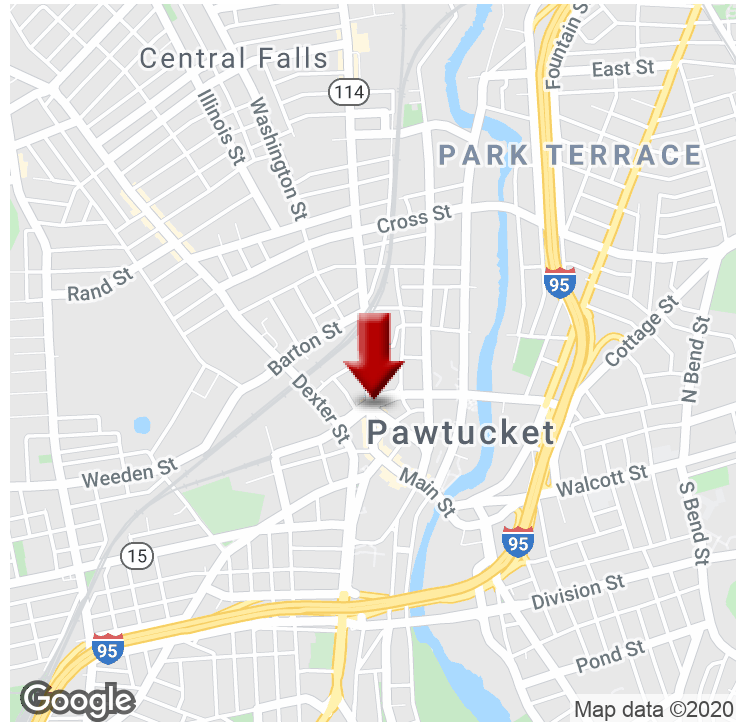


BESWICK BUILDING

3 Exchange Street, Pawtucket, RI 02860



OFFERING SUMMARY

AVAILABLE SF:	1,056 rentable sq. feet on 1st. 1,680 rentable sq. feet basmt
LEASE RATE:	\$18.50 (1st floor), \$18.00 (bsmnt) per sq ft per year. Modified gross. 3% annual escalator.
LOT SIZE:	3,868 SF
YEAR BUILT:	1891
BUILDING SIZE:	13,656 SF
RENOVATED:	2020
ZONING:	CD

PROPERTY OVERVIEW

Retail space with high ceilings delivered as a warm white vanilla box (could be combined with first floor space). Some infrastructure customization such as plumbing and electric is available. Currently building out the interior space and anticipate delivery in 90 days.

Approximately 1,056 rentable square feet on first floor and approximately 1,680 rentable square feet in basement are available. The spaces are contiguous (available together or separately).

PROPERTY HIGHLIGHTS

- Early access to secure a retail location near MBTA Pawtucket Commuter Rail Station & bus hub
- High traffic retail location in Pawtucket's Commercial District at busy downtown signalized intersection.
- Beautiful historic architecture: exterior windows and storefronts recently renovated
- Interior infrastructure may be customized such as plumbing and electrical

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OFFICE / RETAIL FOR LEASE

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ldl
studio

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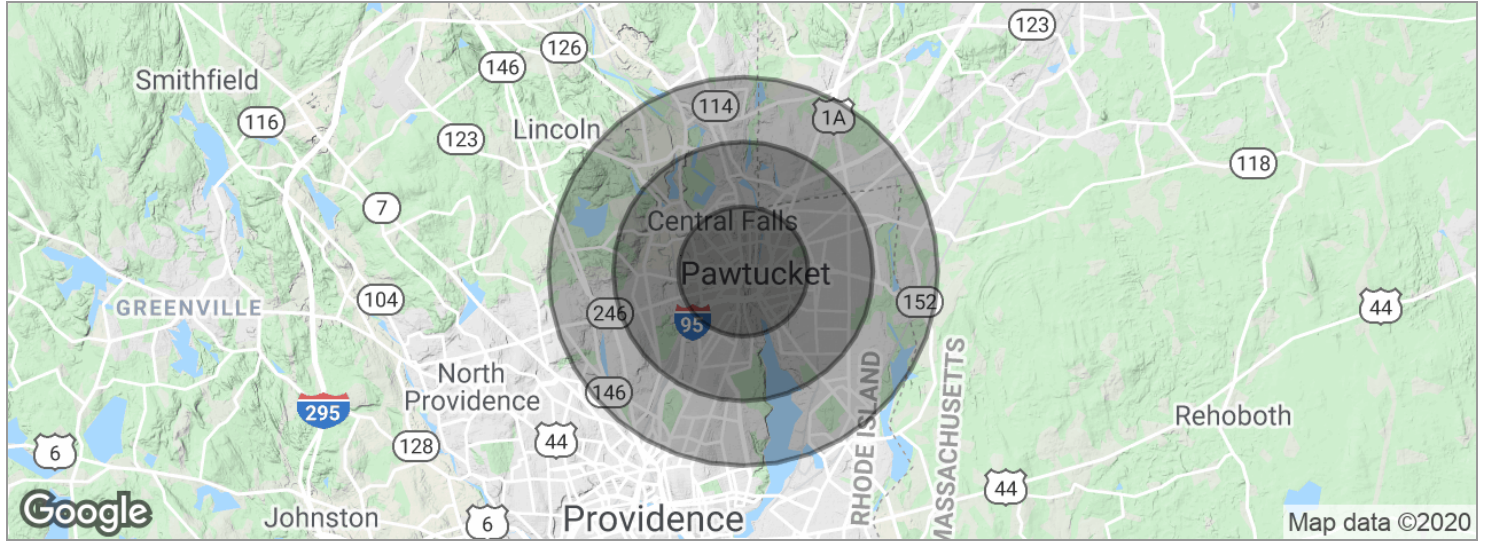
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	33,473	102,179	168,320
Median age	34.3	34.9	36.4
Median age (male)	33.1	33.5	34.9
Median age (Female)	34.9	36.0	37.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,986	40,317	67,289
# of persons per HH	2.4	2.5	2.5
Average HH income	\$36,862	\$48,756	\$58,677
Average house value	\$261,700	\$296,735	\$328,798

** Demographic data derived from 2010 US Census*

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