

MIDDLETOWN COMMONS

850 AQUIDNECK AVENUE • MIDDLETOWN, RHODE ISLAND



LOCATION

Located on the well-traveled Aquidneck Avenue (138A Scenic), the primary north-south route connecting Middletown's residential core to the Newport beaches. Minutes away from the Naval Undersea Warfare Center (NUWC) and Naval Station Newport.



NEARBY

Numerous restaurants, medical offices, garden centers and Newport Vineyards



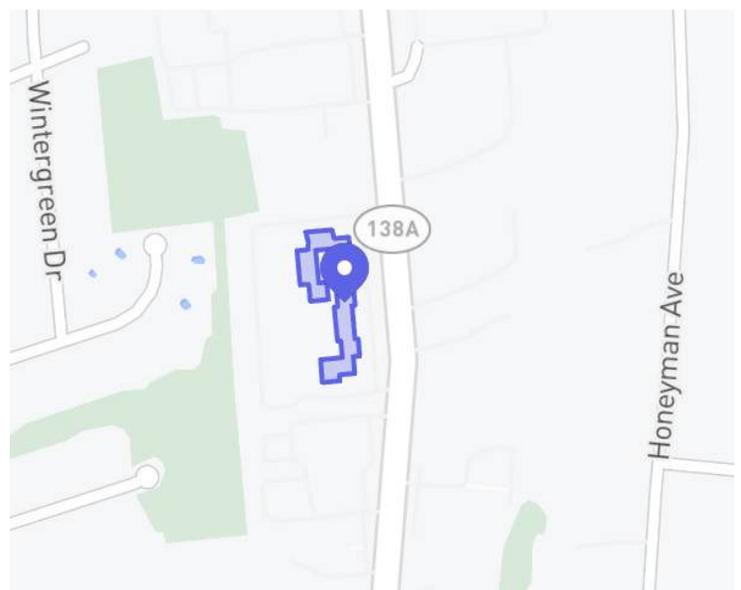
USE

Office/ Medical



SPACE (GLA)

40,933 SF



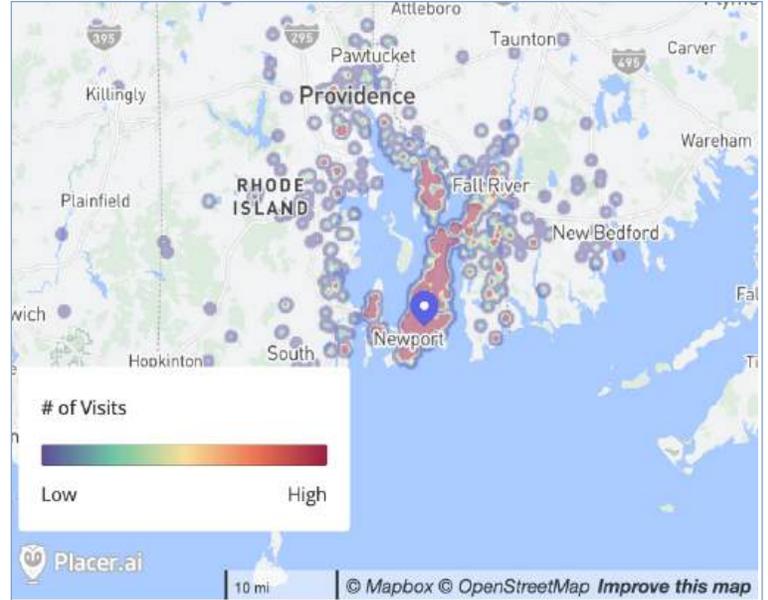
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.5110/-71.2829	298

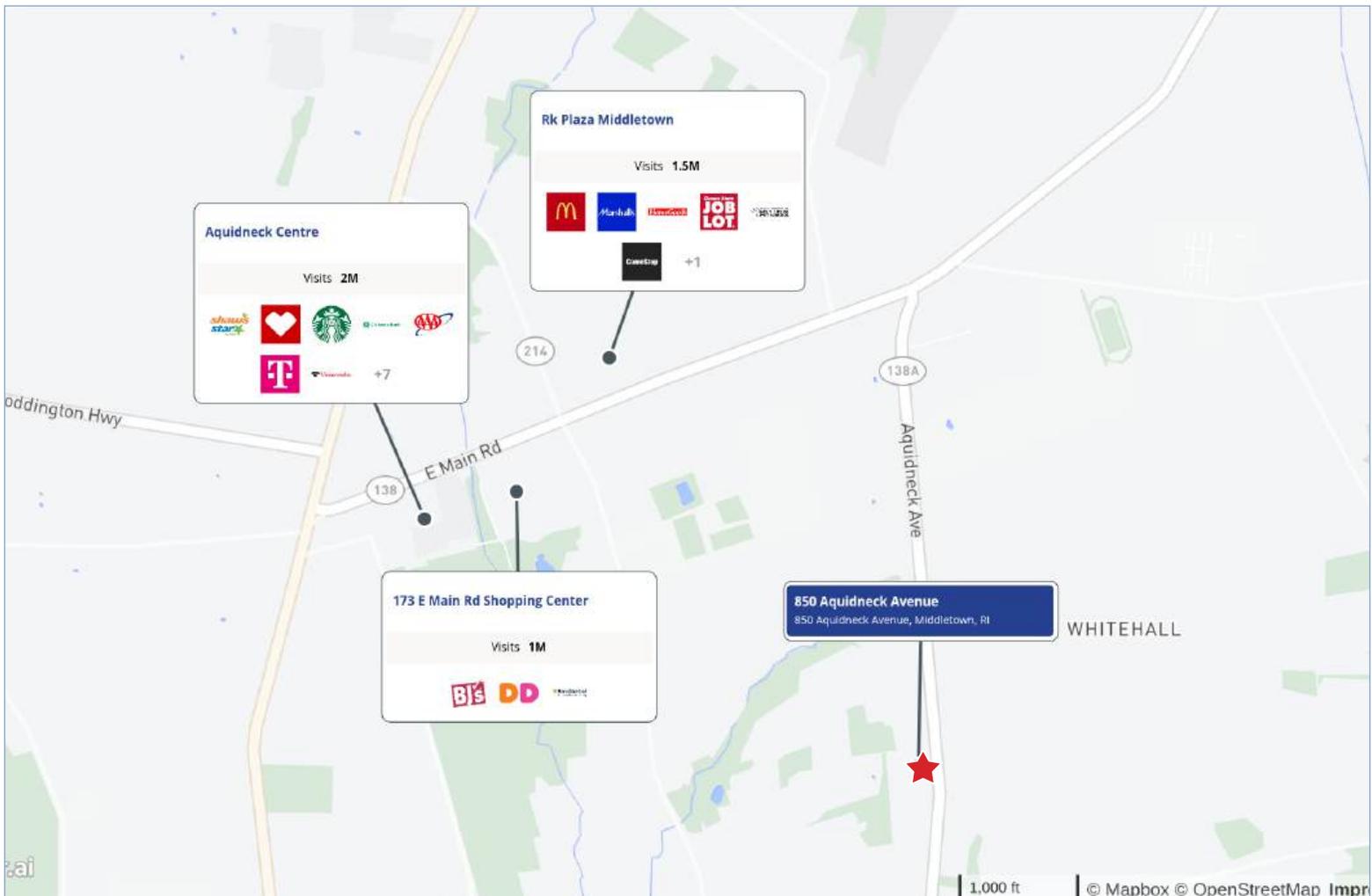
TRAFFIC COUNT	CARS/DAY
Aquidneck Avenue (Route 138A)	15,000
East Main Road (Route 138)	43,000

2024	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	3,343	38,189	52,521
<i>Estimated Avg. HH Income</i>	\$106,302	\$128,429	\$138,175

TRUE TRADE AREA

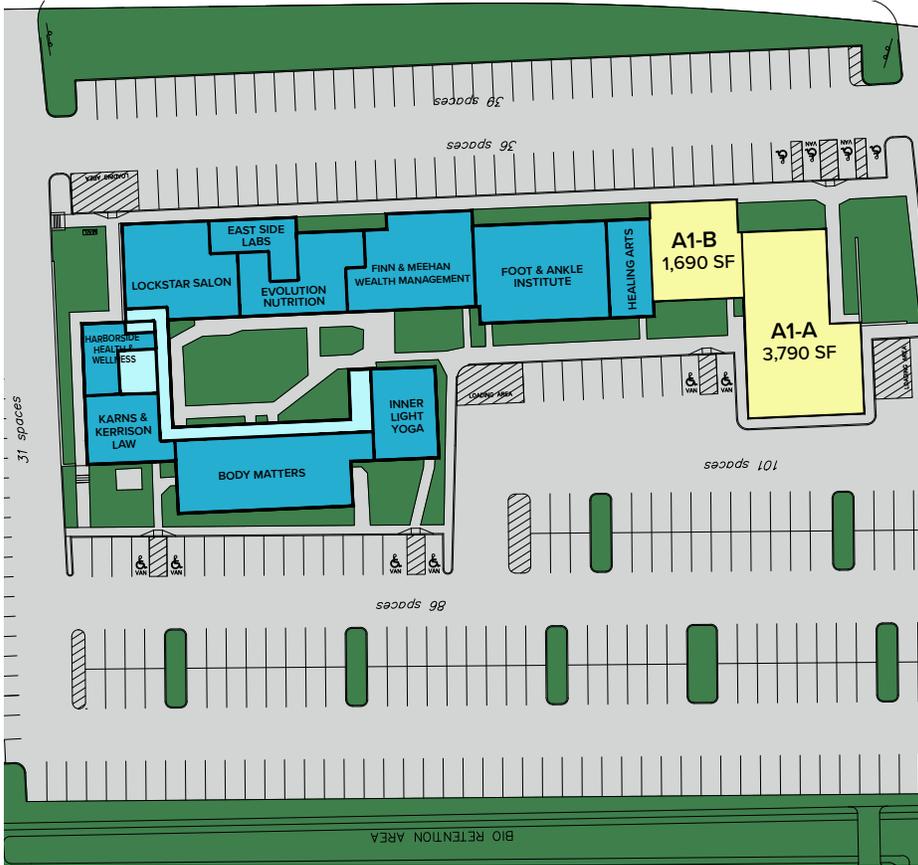


TRADE MAP



SITE PLAN

MAIN LEVEL



LOWER LEVEL



TENANTS	
	SQUARE FEET
MAIN LEVEL	
A1-A	3,790 SF
A1-B	1,690 SF
Harborside Health & Wellness	722 SF
Body Matters	2,514 SF
East Side Labs	860 SF
Evolution Nutrition	1,340 SF
Finn & Meehan Wealth Management	2,191 SF
Foot & Ankle Institute	2,500 SF
Healing Arts	800 SF
Inner Light Yoga	1,147 SF
Karnes & Kerrison Law	1,092 SF
Lockstar Salon	1,975 SF
LOWER LEVEL	
B1-B	1,641 SF
B2-A	1,288 SF
B2	2,041 SF
B4 - B7	5,088 SF
B8	1,200 SF
B12	1,055 SF
Coastal Foot & Ankle	2,858 SF
Dr. Dobbin & Dr. Freedman	2,505 SF
David Fox Esquire	1,986 SF

AVAILABLE

Carpionato GROUP

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