



CUSHMAN &  
WAKEFIELD

HAYES & SHERRY

**FOR SALE: \$5,250,000**  
**± 72,000 SF**



**77 Pawtucket Ave**  
**Rumford, RI**

**KARL SHERRY/ ksherry@hayessherry.com / +1 401 378 2843**

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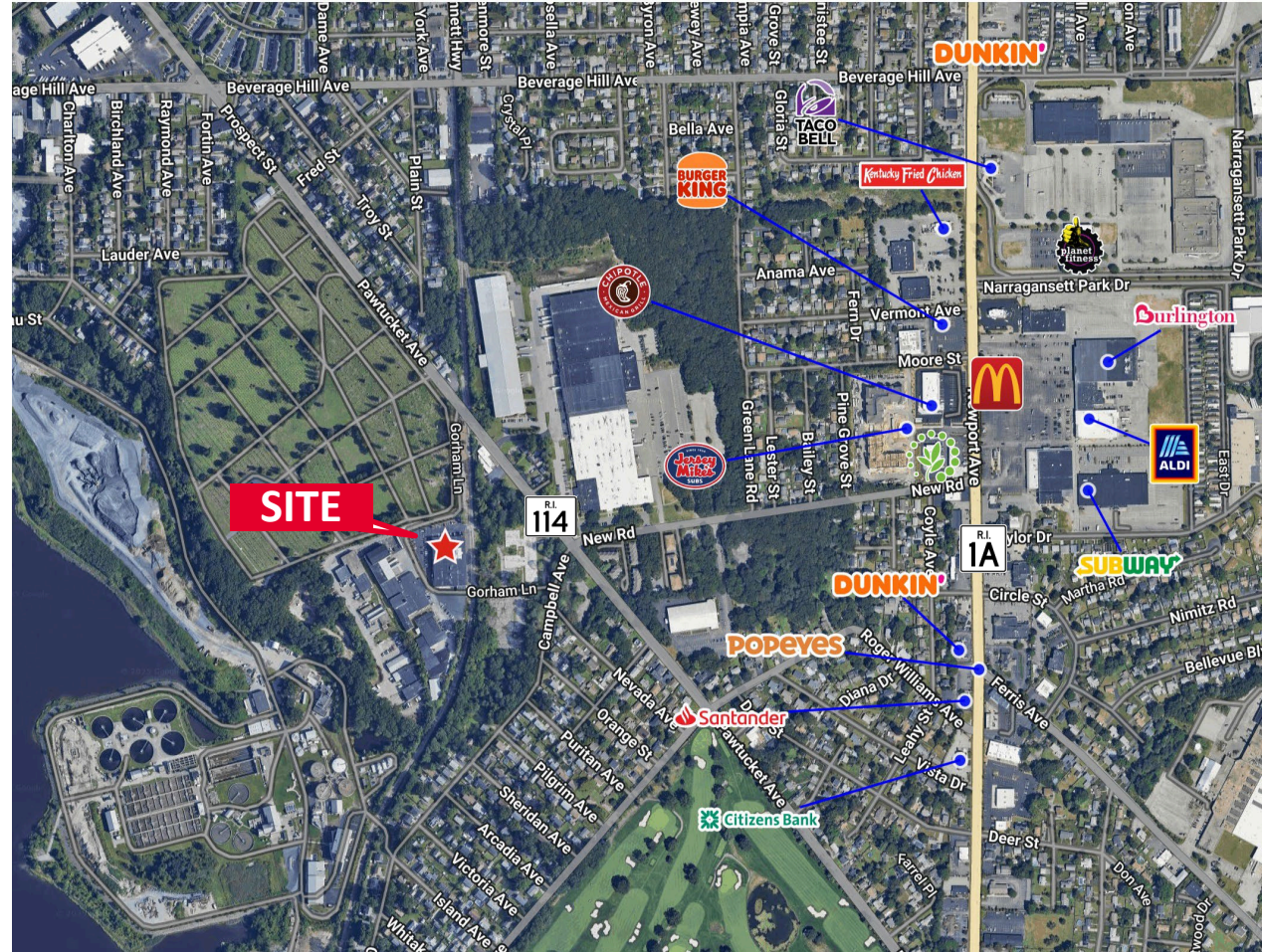
77 Pawtucket Ave, Rumford RI

# PROPERTY HIGHLIGHTS

- **Sale Price: \$5,250,000**
- **±72,000 SF**
- **Lot Size: 118,047 SF ( 2.7 Acres)**
- **Two Story Building**
- **± 36,348 SF Per Floor**
- **±11,700 SF Office Space on Floor 1**
- **Built 1972, Renovated 2020**
- **Parking: 100 Spaces**
- **Loading: Two Tail Board Doors, One Drive in Door**
- **Elevator & Load Leveler**

## NEIGHBORS

McDonalds, Burger King, Dunkin  
Taco Bell, Chipotle, Cumberland Farms,  
Citizens Bank, Santander, Aldis, Burlington



DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	10,091	60,153	162,180
Avg. HH \$	\$88,178	\$94,034	\$80,588
Daytime (Total)	8,332	40,536	114,687