

1st Floor | ± 11,508 SF

21 Kingstown Rd



Ocean State
**JOB
LOT**

 Citizens

**STOP
&
SHOP**

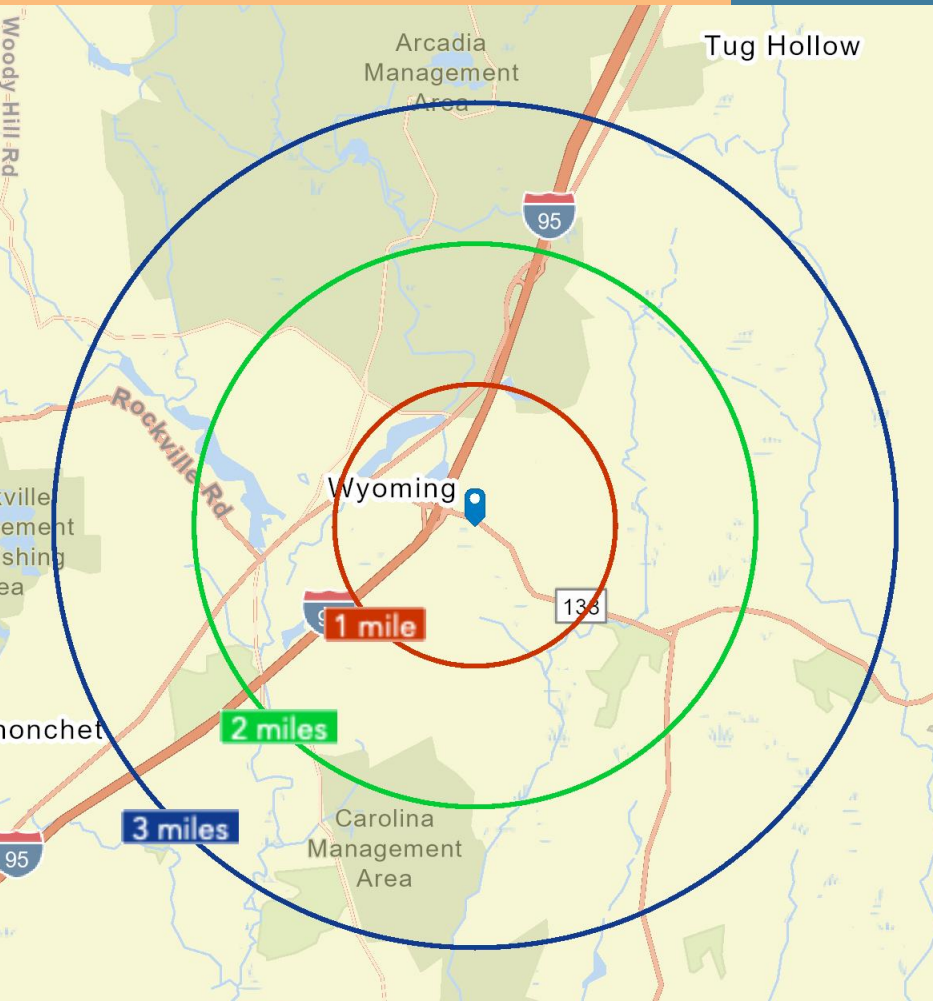


Kingstown Rd - 15.5 VPD

RI/RO

FI/FO





Property Overview

Size. ± 11,508 SF (1st floor) + Drive-thru

Opportunity. Sale opportunity, with excellent visibility + access.

Signalized Intersection. Midblock on Kingstown Rd

Zoning. General Business GB – [USE REGULATIONS](#)

Access. Kingstown Rd: FI/FO + RI/RO

Convenient Location.

- Infill suburban location.
- Good freestanding location across from Stop&Shop and Job Lot anchored shopping centers.
- Other retails in the area include Dunkin’ Donuts, Starbucks, McDonalds, Ace Hardware, and other local tenants.

Deed Restriction. No pharmacy use.

Signage. Dedicated pylon + building.

Parking. 56 spaces.

‘24 Estimates	1 Mile	2 Mile	3 Mile
Population	798	3,379	6,011
Households	345	1,309	2,314
Avg. HH Inc.	\$131,389	\$137,926	\$137,090
Kingstown Rd			~15.5K VPD





SALE OPPORTUNITY

TERMS

SUGGESTED PRICE

\$1,850,000 (\$161.00/SF)

DELIVERY

Vacant "As-Is"

DEED RESTRICTION

No Pharmacy Use

OFFERS EVALUATED AS RECEIVED

**Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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