

275 ATWOOD AVENUE

ROUTE 5 • CRANSTON, RHODE ISLAND



LOCATION

Located on Atwood Ave. (Route 5), near a key intersection with Phenix Avenue (Route 12), capturing strong traffic flow and visibility for retail and service businesses.



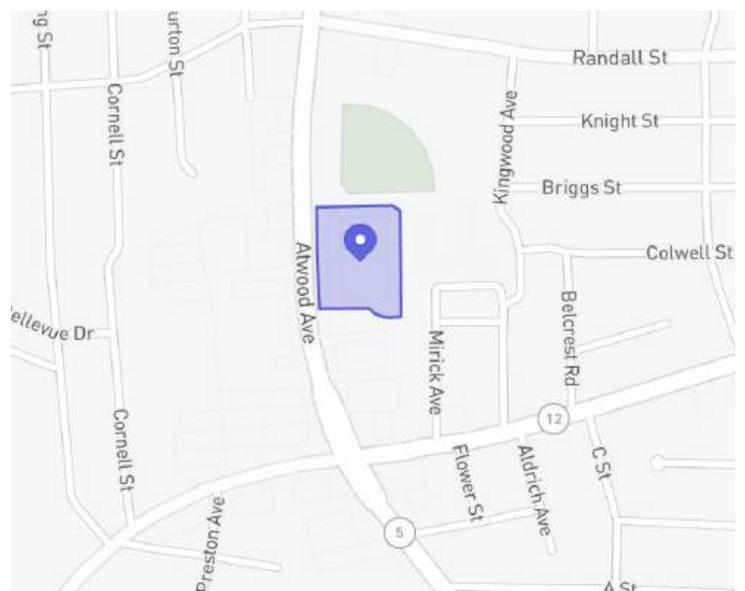
NEARBY

Dunkin Donuts, Santander Bank, CVS, TD Bank, Chase Bank, Stop & Shop, Stop & Shop Gas, SuperCuts, Advance Auto Parts, Bank of America, Dollar Tree, Citizens Bank, Ocean State Job Lot



SPACE (GLA)

8,405 SF



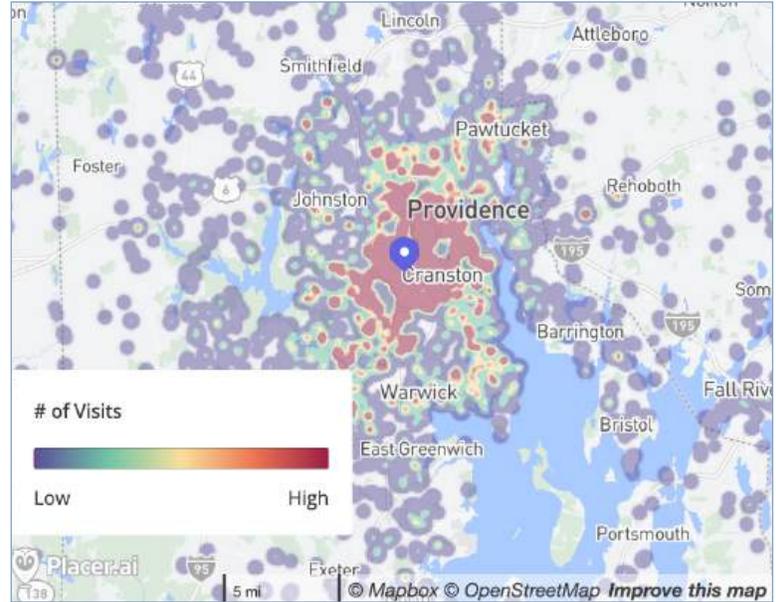
LOCATION & DEMOGRAPHICS

| LAT/LON | PARKING |
|------------------|---------|
| 41.7829/-71.4728 | 123 |

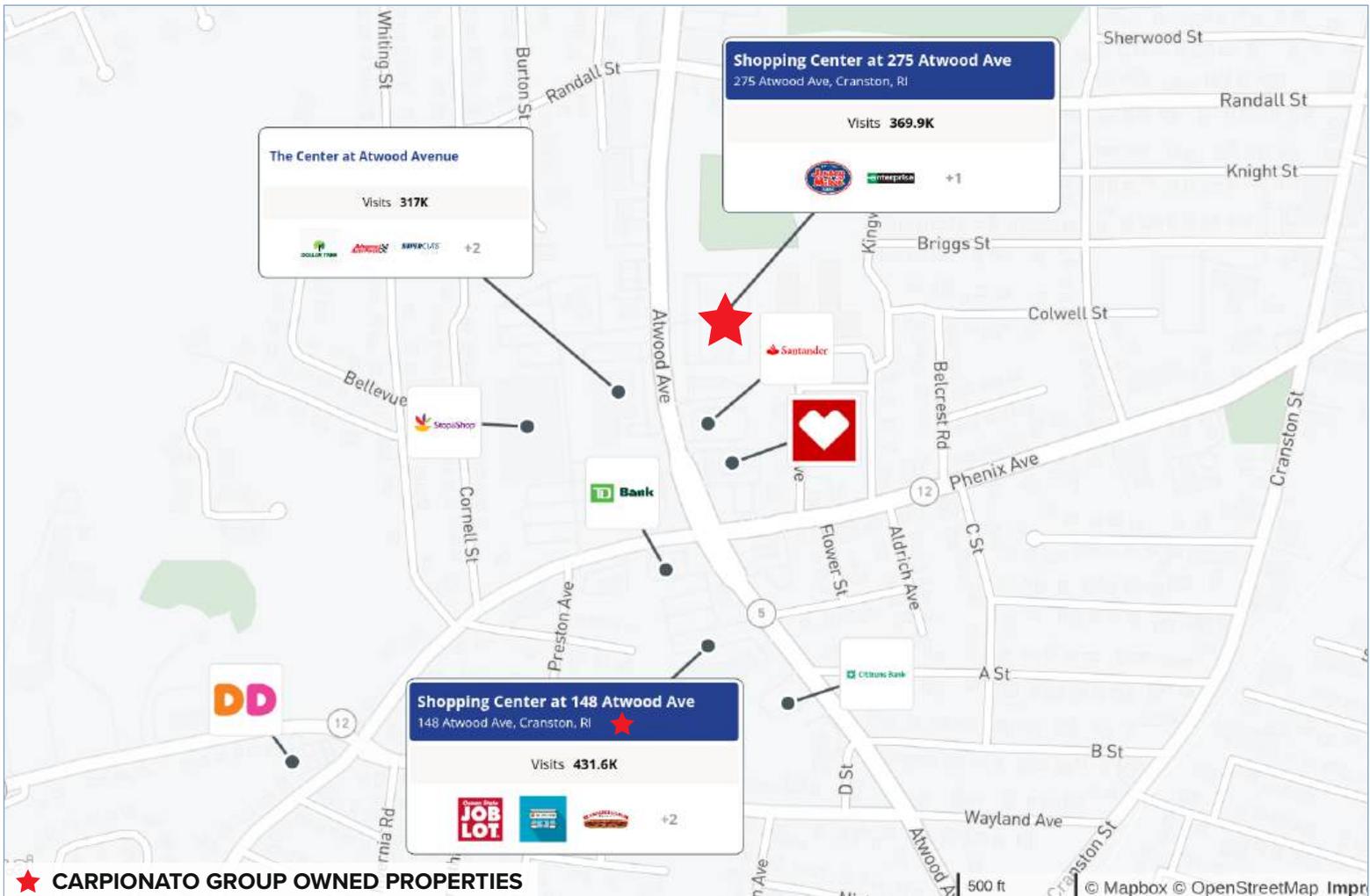
| TRAFFIC COUNT | CARS/DAY |
|---------------|----------|
| Atwood Avenue | 22,000 |
| Phenix Avenue | 16,000 |

| 2024 | 1-MILE | 3-MILE | 5-MILE |
|---------------------------------|----------|----------|----------|
| <i>Estimated Population</i> | 15,531 | 126,068 | 311,087 |
| <i>Estimated Avg. HH Income</i> | \$97,981 | \$92,042 | \$98,036 |

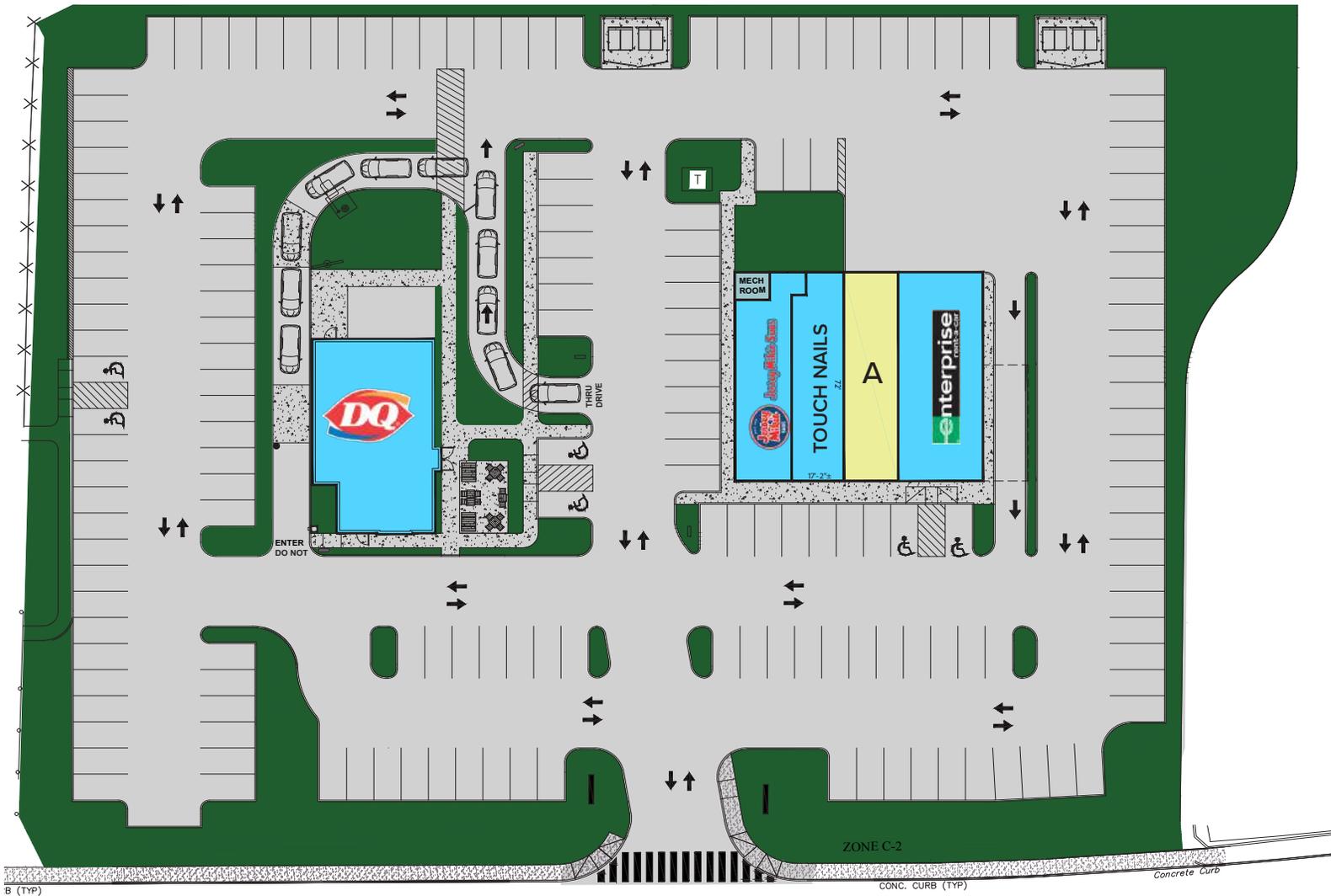
TRUE TRADE AREA



TRADE MAP



SITE PLAN



| AVAILABILITY | | |
|------------------|-----------------|-----------------|
| | SQUARE FEET | WIDTH x LENGTH |
| RETAIL A | 1,296 SF | 18'x 72' |
| TOUCH NAIL SALON | | 1,201 SF |
| DAIRY QUEEN | | 2,612 SF |
| ENTERPRISE | | 2,015 SF |
| JERSEY MIKE'S | | 1,280 SF |

AVAILABLE RETAIL

PROPOSED

Carpionato GROUP

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FOR MORE INFORMATION, CONTACT:

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