

Retail Space Available For Lease



11 Comstock Parkway Cranston, Rhode Island

BROKER:

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11 COMSTOCK PARKWAY

CRANSTON, RI

± 2,500 SF Retail Space / Available October 1st, 2026

LOCATION

11 Comstock Parkway is a well-positioned retail property located in Cranston, Rhode Island, offering an attractive opportunity for a coffee shop, café, or other retail use. Situated within the established Comstock Parkway commercial area, the property benefits from a strong daytime population generated by surrounding businesses and employment uses. The location provides convenient access to Route 37, I-95, and I-295, allowing easy connectivity throughout Cranston, Warwick, Providence, and the surrounding market. Its accessibility, surrounding business base, and convenient location make it an appealing opportunity for a variety of retail and service-oriented users.

ASKING RATE

\$25.00/SF (Tenant responsible for utilities)

PROPERTY FEATURES

- ± 2,500 SF Retail Space
- Year Built: 1983
- Frontage: 271' on Comstock Parkway, 165' on Plainfield Pike
- Excellent access to I-95, I-295 and Route 37

TRAFFIC COUNTS

Comstock Parkway & Plainfield Pike: 30,517 VPD (.05 mi from site)

Comstock Parkway & Scituate Ave: 25,908 VPD (.10 mi from site)

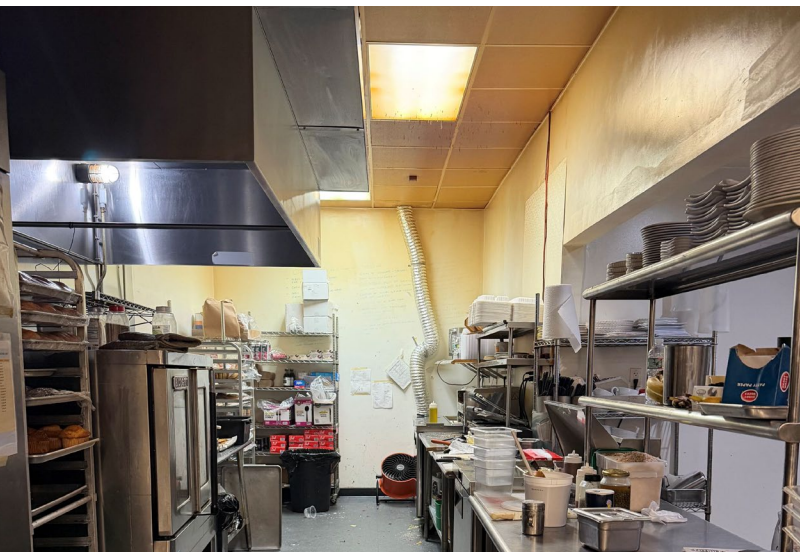
DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	3,352	15,912	36,739
Avg. HH \$	\$149,703	\$114,263	\$105,135
Daytime (Total)	4,650	12,901	29,528



CUSHMAN &
WAKEFIELD

HAYES & SHERRY





11 Comstock Parkway, Cranston, RI



14 MINUTES
DOWNTOWN PROVIDENCE



13 MINUTES
T.F. GREEN AIRPORT

