

Warren, RI - Ocean State Plaza

601 Metacom Avenue, Warren, RI 02885

Retail Property For Lease



LOCATION DESCRIPTION

Ocean State Plaza is a 126,196 +/- square foot shopping center located along heavily traveled Route 136 in Warren, Rhode Island. The center features a strong mix of national and regional tenants including Planet Fitness, Ocean State Job Lot, Family Dollar, Fantastic Sams, and East Bay Printing & Copying. Recent façade enhancements and a newly improved parking lot further enhance the property's appeal and visibility. Strategically positioned along Metacom Avenue, the site benefits from a signalized entrance, pylon signage, and over 250 parking spaces. This is an excellent opportunity for retailers and service-oriented users seeking a prominent location within a strong community retail corridor.

PROPERTY HIGHLIGHTS

- Ocean State Plaza is a 126,196 +/- square foot shopping center located along heavily traveled Route 136 in Warren, Rhode Island.
- Recent façade enhancements and a newly improved parking lot further enhance the property's appeal and visibility.
- Strategically positioned along Metacom Avenue, the site benefits from a signalized entrance, pylon signage, and over 250 parking spaces.

Offering Summary

Property Type	Retail
Property Subtype	Neighborhood Center
Available Space	1,200 - 24,829 SF
Building Size (Total GLA)	126,196 SF
Traffic Count	24,614
Parking Spaces	250
Lease Rate	Negotiable

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SPACES

Suite	Tenant	Size
1	Available	10,000 - 24,500 SF
2	Ocean State Job Lot	32,000 SF
3	Family Dollar	10,200 SF
4	Available	1,200 SF
5	East Bay Printing & Copying	2,400 SF
6	Nail Salon	1,986 SF
7	Available	3,541 SF
8	Fantastic Sams Salon	2,000 SF
9	Available	2,000 SF
10	Boxdrop	5,479 SF
11	Ocean State Liquors	2,500 SF
12	Available	2,500 SF
13	Planet Fitness	23,042 SF
Pad 1	Available	0.57 Acres
Pad 2	Citizens Drive Up ATM	5,000 SF



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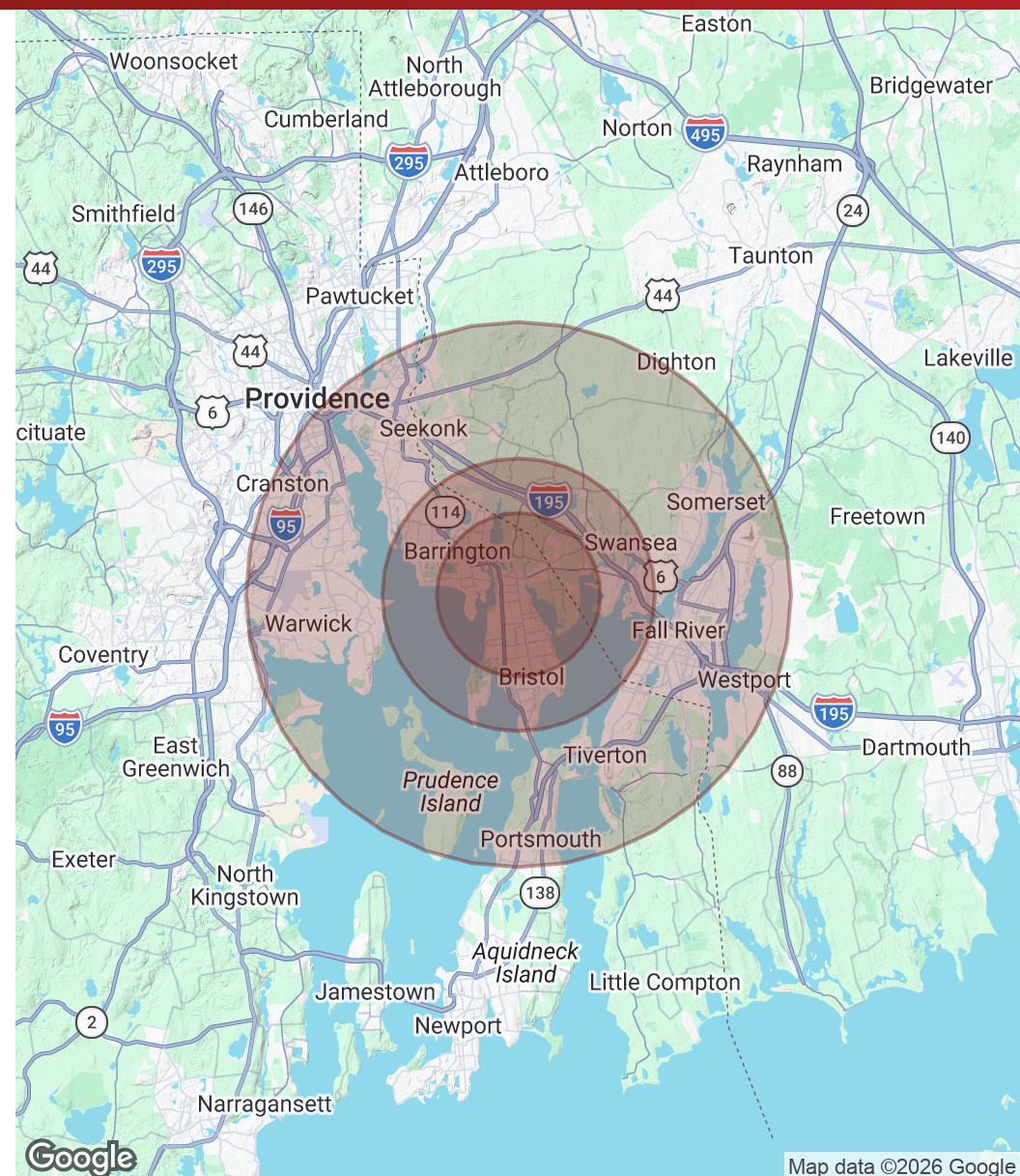
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Population	3 Miles	5 Miles	10 Miles
Total Population	35,671	74,135	423,745
Average Age	47.3	44.7	42.6
Average Age (Male)	45.7	43.9	41.2
Average Age (Female)	49.8	46.5	44.2

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	14,214	28,952	174,301
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$144,061	\$138,933	\$105,936
Average House Value	\$518,615	\$499,167	\$408,102

2023 American Community Survey (ACS)



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