

THE OFFICES AT QUONSET POINT

75 GATE ROAD • NORTH KINGSTOWN, RHODE ISLAND



SECOND FLOOR OFFICE SPACE • INTERIOR SHELL • 9,218 SF

LOCATION



Situated at the intersection of Route 1 (Post Road) and Gate Road, with a strong traffic count of 16,000. Adjacent to **QUONSET INDUSTRIAL PARK** with over 14,000 employees across 239 companies.

NEARBY

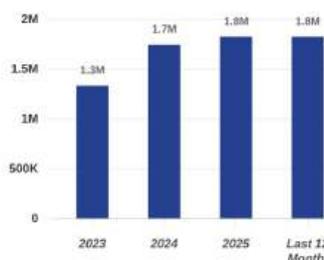


Stop & Shop, Planet Fitness, Marshalls, Great Clips, TJ Maxx, Tractor Supply Co, Ace Hardware, Ocean State Job Lot Headquarters, Quonset Business Park

FOOT TRAFFIC TREND

Visits YoY: **+4.6%**
Visits Yo2Y: **+36.9%**
Visits Yo3Y: **+38.5%**

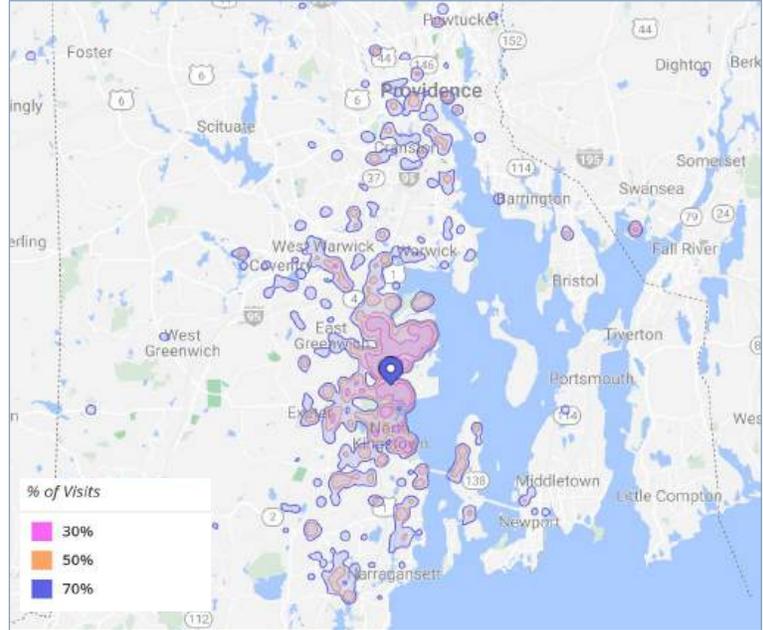
94.65% of visits are from visitors who visited at least two times



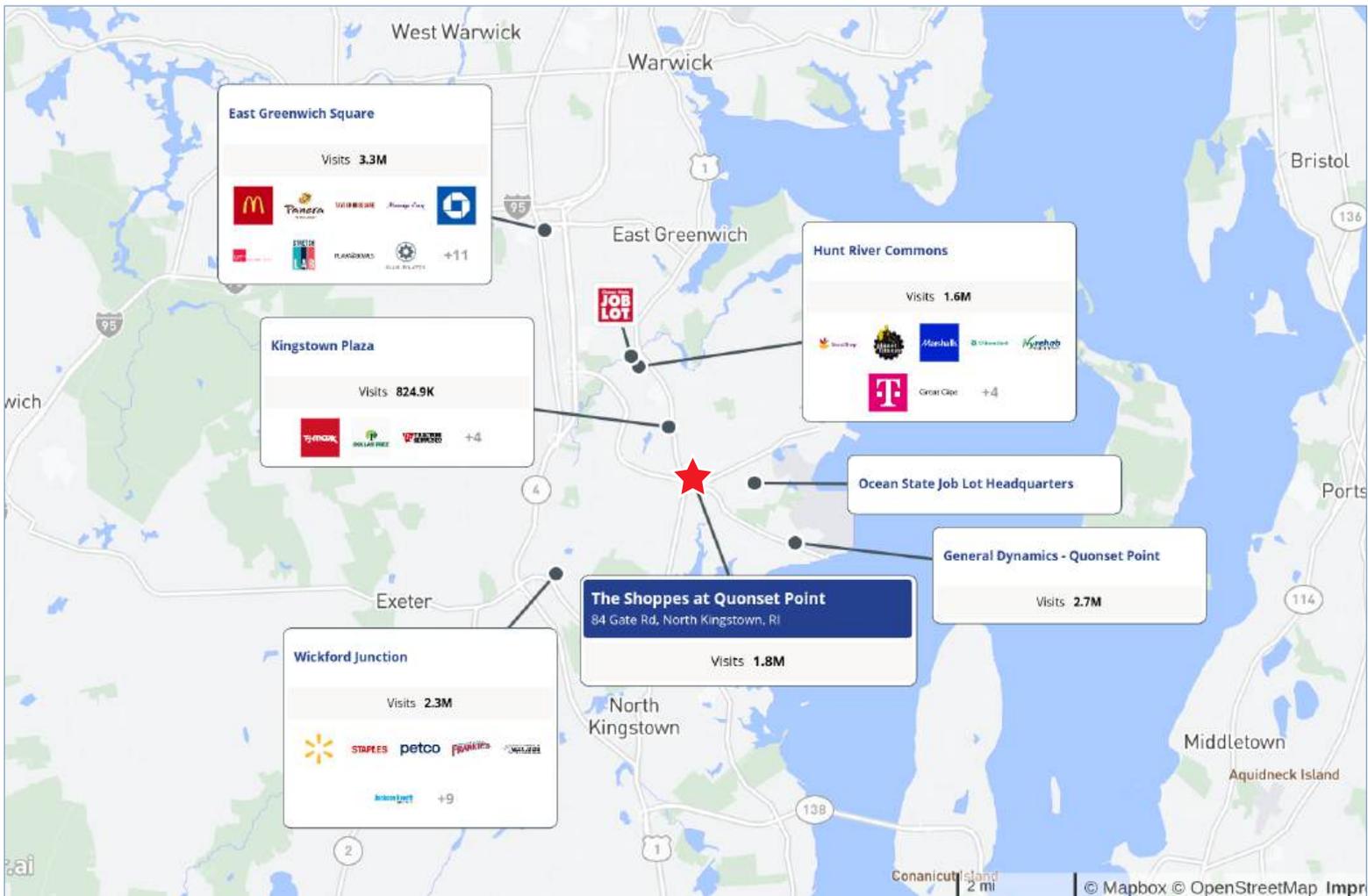
LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.6058/-71.4507		1,062	
TRAFFIC COUNT		CARS/DAY	
Route 1 (Post Road)		21,600	
Route 403		15,700	
2024	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	3,858	22,914	41,894
<i>Estimated Avg. HH Income</i>	\$113,092	\$139,348	\$165,369
Total Businesses	223	1,116	1,937

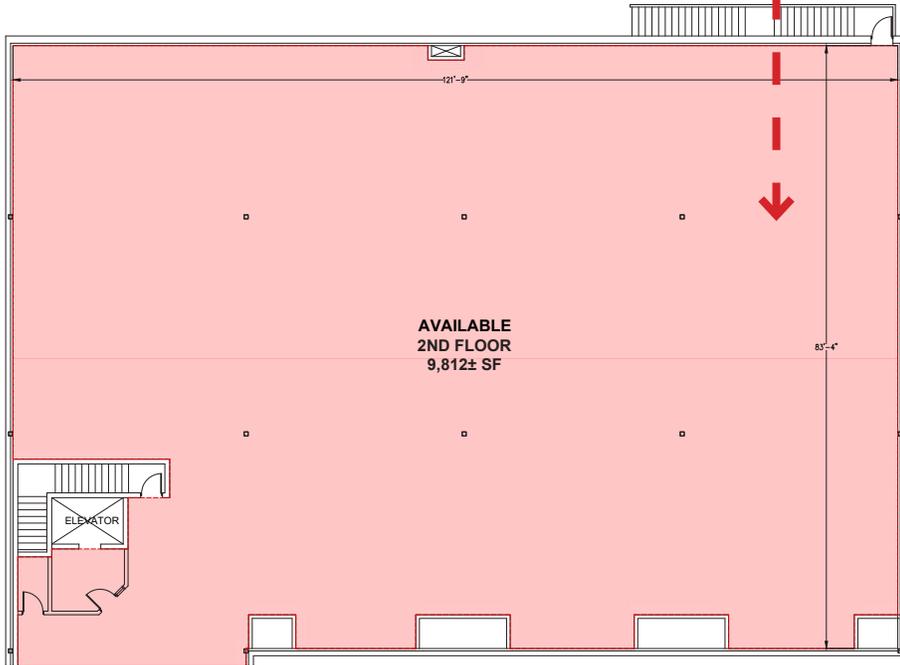
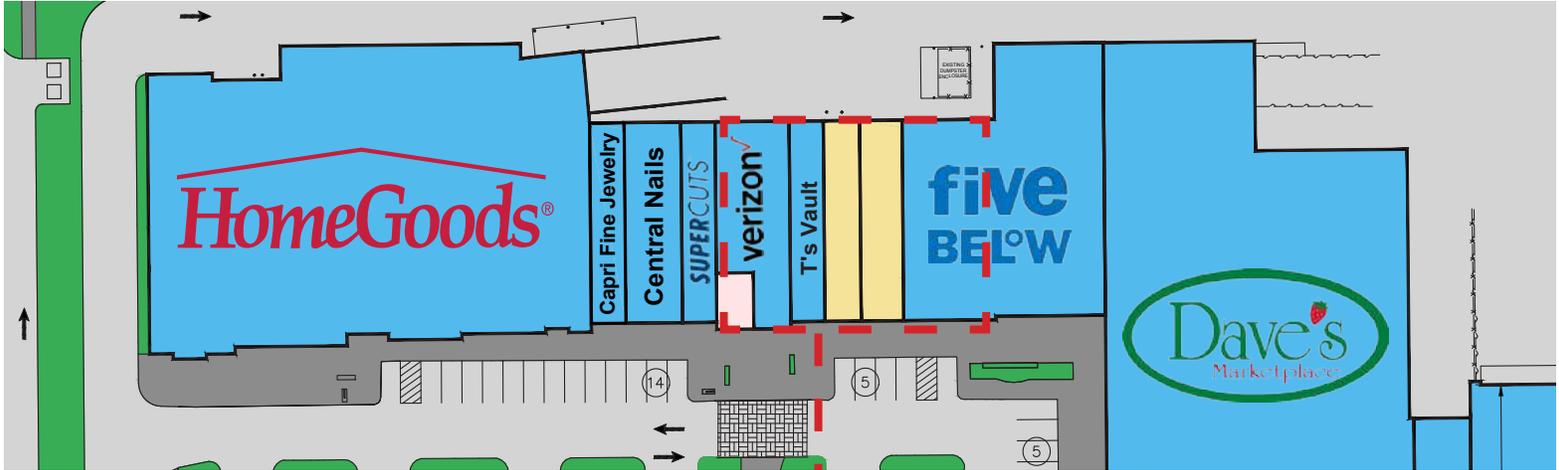
TRUE TRADE AREA



TRADE MAP



SITE PLAN



- 121'-9" x 83'-4"
- large windows provide natural light
- elevator for handicap access

TRANSFORM THIS INTERIOR SHELL INTO YOUR DREAM WORKSPACE





MAIN ENTRANCE



FRONT EXTERIOR

CONTACT



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MORE INFO

Scan Here

