



3001 EAST MAIN ROAD

## Shopping Plaza for Sale

3001 East Main Road, Portsmouth, RI 02871

SALE PRICE:

\$7,000,000

Rare investment opportunity in Portsmouth, RI: A thriving commercial shopping plaza featuring 18 retail units, 1 storage unit and only one vacancy. This high-traffic location boasts a diverse tenant mix, including renowned brands like Dunkin' Donuts, H&R Block, and Edward Jones, alongside local favorites such as a liquor store, physical therapy practice, and multiple food establishments. All tenants operate under triple net leases, ensuring stable, low-maintenance income for the investor. With its prime location and strong occupancy rate, this plaza offers a rare chance to acquire a well-established commercial property in a bustling area. Don't miss this infrequent opportunity to add a lucrative, multi-tenant asset to your portfolio.

Kirby & Kirby

✉ [hello@kirbykirby.com](mailto:hello@kirbykirby.com)

☎ 401-324-0048

**SALE PRICE:**

\$7,000,000

**FINANCIALS:**

Inquire with [hello@kirbykirby.com](mailto:hello@kirbykirby.com) for NDA to receive financial information

**BUILDING SIZE:**

27,952 SqFt

**LOT SIZE:**

3 Acres

**NUMBER OF UNITS:**

18 Total Units

17 Units Rented

**PARKING:**

Approximately 130 Parking Spaces

**SEPTIC:**

Septic Systems

**WATER:**

Publicly Connected, tenants responsibility

**YEAR BUILT:**

1990

**HEAT/AIR:**

Each Unit has their own HVAC

- Unit 12 Replaced in 2014
- Unit 8 Replaced in 2017
- Unit 2 Replaced in 2018
- Unit F Replaced in 2021
- Unit 10 Replaced in 2022
- Unit D Replaced in 2022

**ZONING:**

C- Commercial

**ROOF:**

2014 : Complete Replacement Roof Perimeter Membrane

2015: Sections for units 11, 12, 13

2016: Sections 1, 2, 3

2019: Section 8

2020: Section F, G, H, Storage

Scheduled: Gutters Unit F, G, H, 3, 2, 1 Storage

Partsmouth Plaza  
 3001 East Main Road  
 Portsmouth, RI 02871

Allens Liquors (12)  
 2,340sqf 8.77%  
 Electric Meter: 39-331-376  
 Gas Meter: 450197

Dunkin Donuts  
 (13)  
 2,000sqf 7.50%  
 Electric Meter:  
 062-088-477  
 Gas Meter:  
 245014

H&R  
 Block  
 (11)  
 1,550sqf  
 6.15%

Electric Meter:  
 42-747-814  
 Gas Meter:  
 288938

Vacant  
 (10)  
 1,580sqf  
 5.85%

Electric Meter:  
 38-018-680  
 Gas Meter:  
 393017

BILL OIL  
 NETRO  
 CLEANER  
 & LAUND  
 (9)

Electric Meter:  
 32-783-884  
 Gas Meter:  
 365609

Carmellas  
 Pizza  
 (8)

Electric Meter:  
 42-747-676  
 Gas Meter:  
 449273

Irving's  
 Shoes  
 (A)

Electric Meter:  
 46-440-458  
 Gas Meter:  
 290849

Edward  
 Jones (B)

Electric Meter:  
 30-254-523  
 Gas Meter:  
 551382

Dzyana  
 Kitchen &  
 Bath (C)

Electric Meter:  
 504-97-24  
 Gas Meter:  
 451980

Momma  
 S  
 Boy  
 Music  
 (D)

Kelly  
 Ann  
 Dance  
 (E)

Allens Liquor  
 920sqf 3.45%  
 Electric Meter:  
 28-344-337  
 Gas Meter:  
 298482

East Bay  
 Martial  
 Arts  
 (F)

2,280sqf 8.47%  
 Electric Meter:  
 41-772-775  
 Gas Meter: 389922

Driving School (G)

798sqf 2.90%  
 Electric Meter:  
 32-701-705  
 Gas Meter: 383574

Pet Wants (H)

1,370sqf 5.13%  
 Electric Meter: 48-494-395  
 Gas Meter: 433036

Kelly Ann Dance (4)

China Gourmet (3)  
 1,080sqf 4.05%  
 Electric Meter: 78-917-214  
 Gas Meter: 424076

Connection PT (2)

1,140sqf 4.27%  
 Electric Meter: 050-841-52  
 Gas Meter: 487319

2,472sqf 9.27%  
 Electric Meter: 98-741-315  
 Gas Meter: 767001

Eirich Electric (1)

High Pressure Sodium  
 Bulb# HPS S-62  
 70 Watt

House Electric Meter  
 050-700-370

LINE OF ROOF  
 OVERHANG

