

RETAIL LAND FOR LEASE



284 COWESETT AVENUE

West Warwick, RI 02893

DAN FEINER

Vice President
401.751.3200 x3310
dan@mgcommercial.com

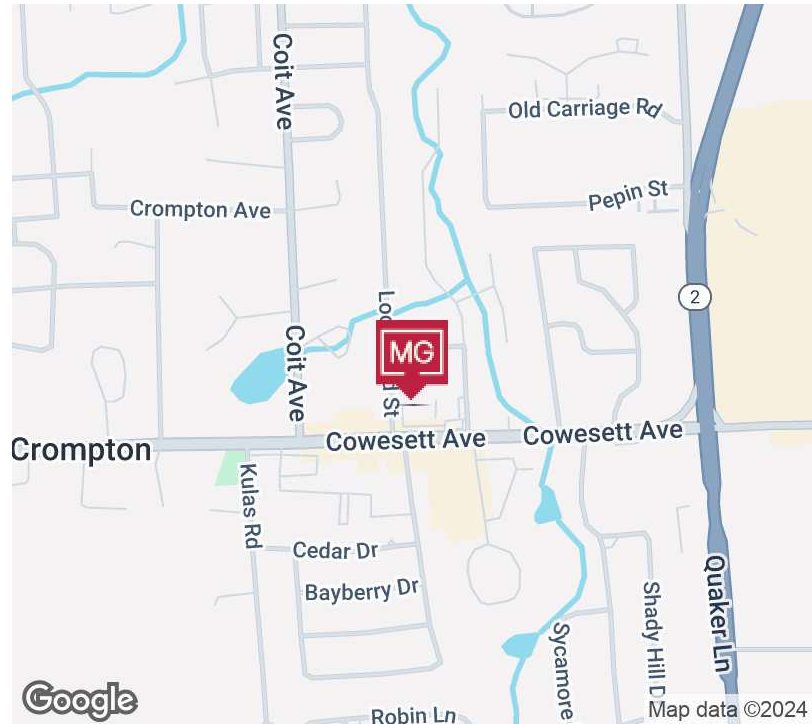
GEORGE PASKALIS, SIOR

Partner
401.751.3200 x3303
george@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Land lease opportunity for retail development on busy Cowesett Avenue in West Warwick. Potential 2,200 +/- SF commercial building with drive-thru opportunity and sufficient parking for a restaurant or other commercial use. Approximately 200 +/- ft. of frontage and two curb cuts.

PROPERTY HIGHLIGHTS

- Land Lease Opportunity
- Corner Lot at 4-Way Traffic Light
- 200 +/- ft. of Frontage Along Cowesett Avenue
- 2 Curb Cuts
- 20,000 +/- Cars Per day
- Under 1/4 mile to RT 2 (Quaker Lane)
- Surrounded by Retailers and Residential
- Ideal for Drive-Thru Opportunity

LOCATION DESCRIPTION

The subject property is a 0.682-acre corner lot, located at a four-way traffic light on the corner of Cowesett Avenue and Cochran Street. The site is across the street from Cumberland Farms and the Cowesett Plaza, and is located on a high-traffic street in a busy trade area.

OFFERING SUMMARY

Lease Rate:	\$6,000.00 per month (NNN)
Lot Size:	0.682 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,612	26,958	53,595
Total Population	10,220	61,737	125,929
Average HH Income	\$89,576	\$108,722	\$117,027

DAN FEINER
 Vice President
 401.751.3200 x3310
 dan@mgcommercial.com

GEORGE PASKALIS, SIOR
 Partner
 401.751.3200 x3303
 george@mgcommercial.com

365 Eddy Street, Penthouse Suite
 Providence, RI 02903
 mgcommercial.com



RETAILER MAP



Map data ©2024 Google

DAN FEINER
 Vice President
 401.751.3200 x3310
 dan@mgcommercial.com

GEORGE PASKALIS, SIOR
 Partner
 401.751.3200 x3303
 george@mgcommercial.com

365 Eddy Street, Penthouse Suite
 Providence, RI 02903
 mgcommercial.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.