

# MIDDLETOWN COMMONS

850 AQUIDNECK AVENUE • MIDDLETOWN, RHODE ISLAND



## LOCATION

Located on the well-traveled Aquidneck Avenue (138A Scenic), the primary north-south route connecting Middletown's residential core to the Newport beaches. Minutes away from the Naval Undersea Warfare Center (NUWC) and Naval Station Newport.



## NEARBY

Numerous restaurants, medical offices, garden centers and Newport Vineyards



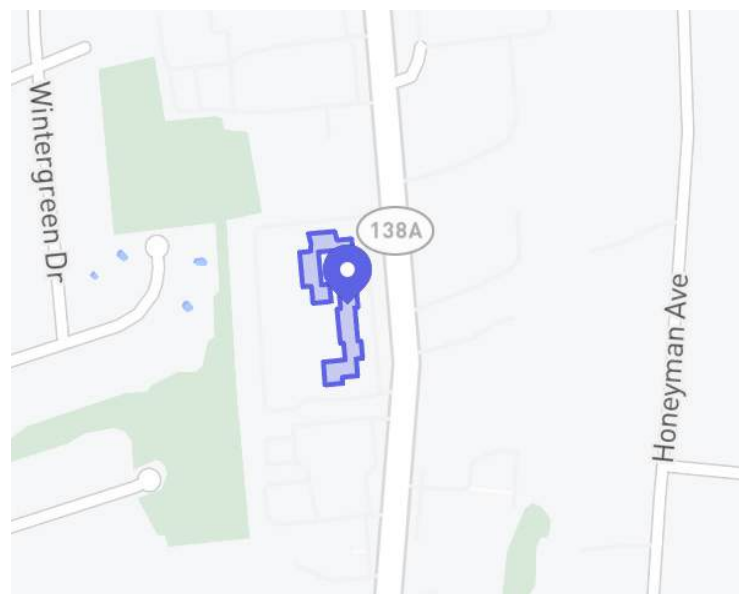
## USE

Office/ Medical



## SPACE (GLA)

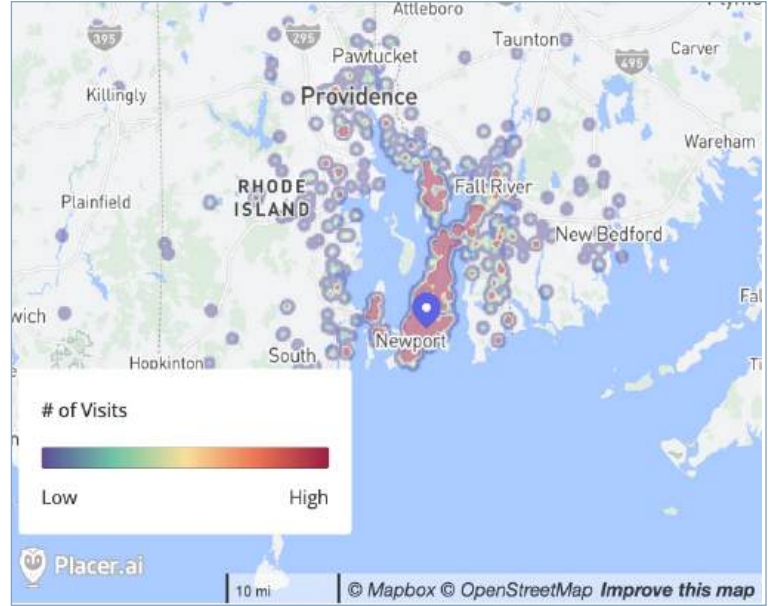
40,933 SF



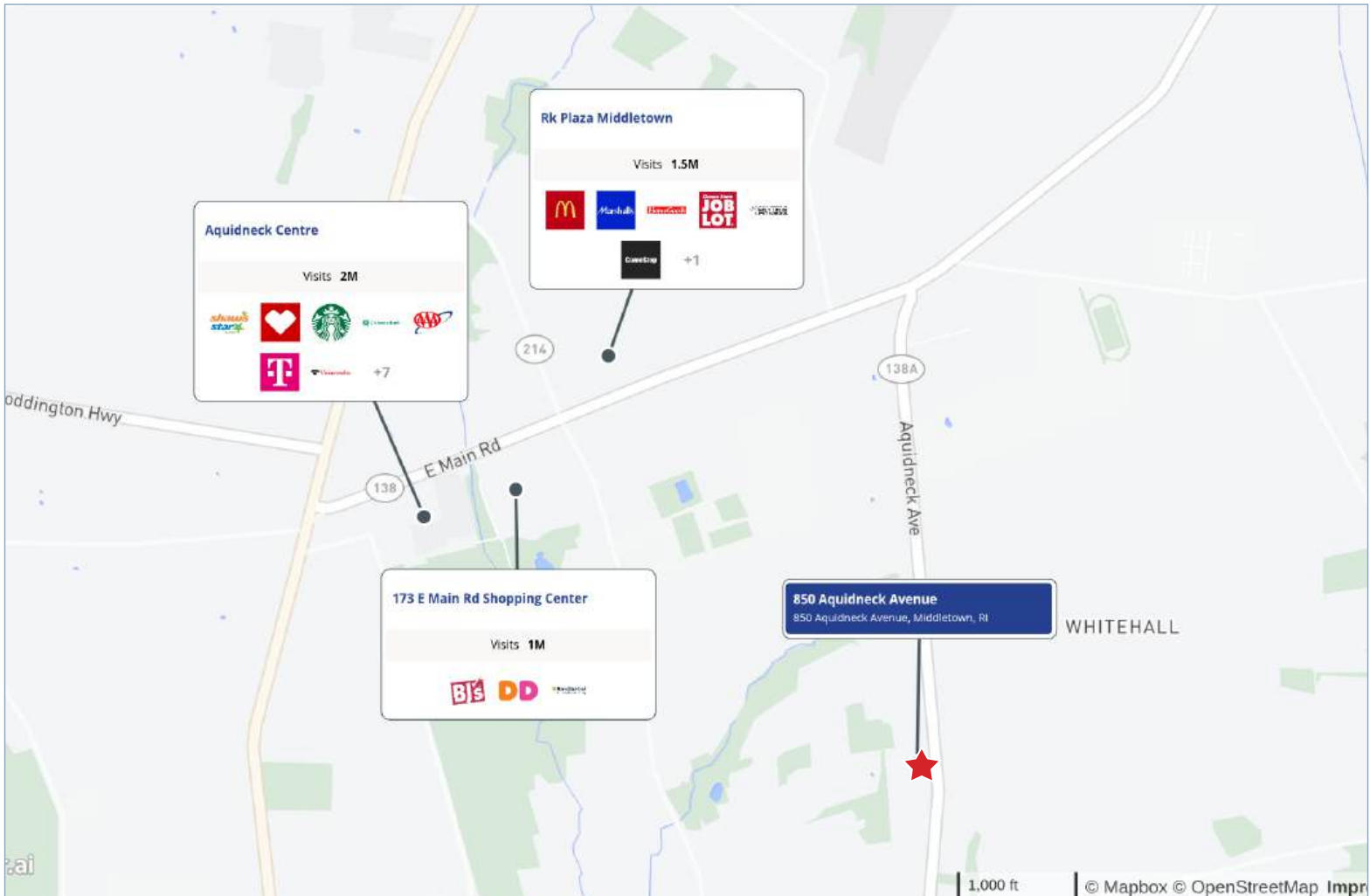
## LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.5110/-71.2829		298	
TRAFFIC COUNT		CARS/DAY	
Aquidneck Avenue (Route 138A)		11,500	
East Main Road (Route 138)		21,500	
2025	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	3,281	37,326	51,391
<i>Estimated Avg. HH Income</i>	\$115,952	\$140,454	\$151,169

## TRUE TRADE AREA

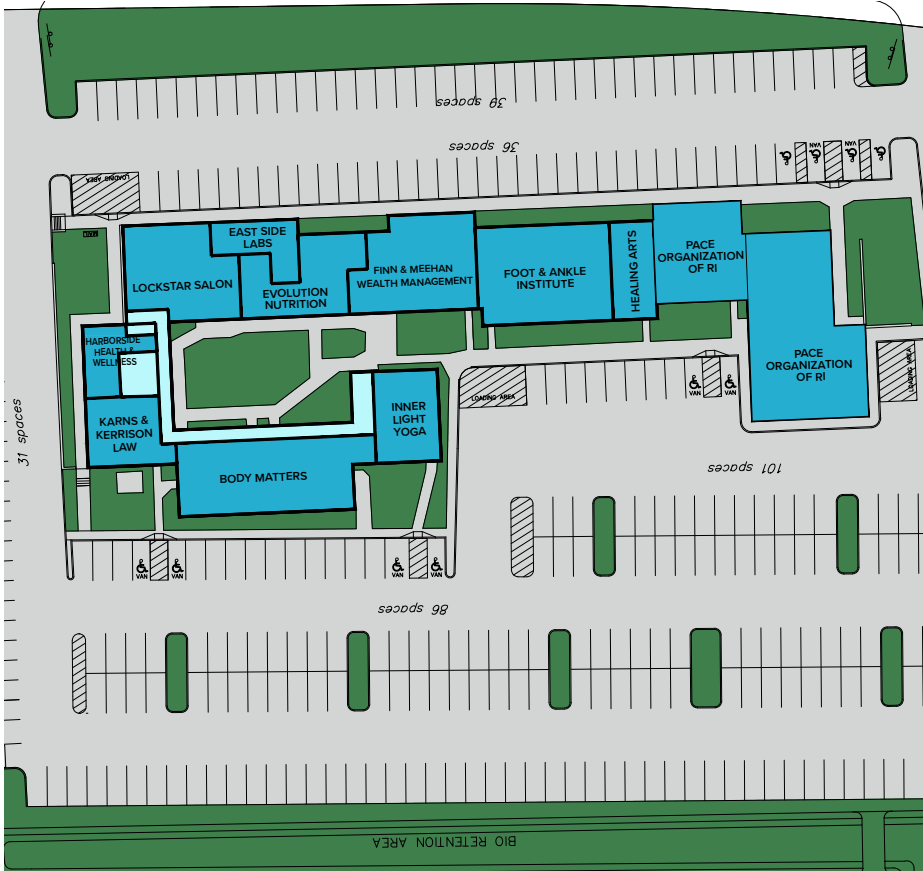


## TRADE MAP



## SITE PLAN

### MAIN LEVEL



### LOWER LEVEL



TENANTS	
	SQUARE FEET
<b>MAIN LEVEL</b>	
PACE Organization of RI	5,480 SF
Harborside Health & Wellness	722 SF
Body Matters	2,514 SF
East Side Labs	860 SF
Evolution Nutrition	1,340 SF
Finn & Meehan Wealth Management	2,191 SF
Foot & Ankle Institute	2,500 SF
Healing Arts	800 SF
Inner Light Yoga	1,147 SF
Karnes & Kerrison Law	1,092 SF
Lockstar Salon	1,975 SF
<b>LOWER LEVEL</b>	
<b>B1-B</b>	<b>1,641 SF</b>
<b>B2-A</b>	<b>1,288 SF</b>
<b>B2</b>	<b>2,041 SF</b>
<b>B4 - B7</b>	<b>5,088 SF</b>
<b>B8</b>	<b>1,200 SF</b>
Connections PT	1,055 SF
Coastal Foot & Ankle	2,858 SF
Dr. Dobbin & Dr. Freedman	2,505 SF
David Fox Esquire	1,986 SF

AVAILABLE

# Carpionato GROUP

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## FOR MORE INFORMATION, CONTACT:

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