



TERI DEGNAN
REAL ESTATE & CONSULTING



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Real Estate & Consulting

REAL PROFESSIONALS. REAL ADVANTAGE. REAL ESTATE.

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**499 East Main Road, Middletown, RI
The Grange**

Floor	Sq Ft	Rent	Lease Ends
Lower Level Offices	2022.41		
Salt Spa		\$600	1/31/2025
Kelli Rugg KPR		\$800	12/31/2024
		\$1,400	
Lower Level Kitchen Area	625.51		
Restaurant Space			
Lower Level Restaurant	748.18		
1st Level	1524.25		
2nd Level	962.75		
1st floor terrace	643.56		
2nd floor terrace	317.53		
1st floor loading deck space	571.21		
J2 Space			
Lower Level Storage and Utilities	281.16		
1st floor	1712.46		
2nd floor	1638.95		
	11047.97		

Zoning – OBA

Zoning allows for 35% Lot Coverage

	Square Feet	
Lot Total	51,115	
Barn	2,100	4.1%
Grange	4,560	8.9%
<i>SUM</i>	6,660	13.0%
Current Lot Coverage	13%	
35% lot coverage equals	17,890	
35% accommodates additional footprint of	11,230	