

1705

W SHORE RD.
WARWICK, RI 02889

LONGVIEW
PROPERTIES
PROPERTY MANAGEMENT & LEASING

Free Standing Commerical Space





DESCRIPTION

Free-standing commercial space available at the busy, signalized intersection of W Warwick Rd and Warwick Neck Ave. The space offers a spacious, well-lit interior with approximately 10-foot ceiling heights

While the property has an existing restaurant, full service kitchen and bar build-out, the flexible layout, high ceilings, and strong visibility also make it an excellent opportunity for a variety of other commercial uses.

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|---------|---------|---------|
| Total Population | 19.2k | 67.1k | 192.3k |
| Median HH Income | \$84.5k | \$93.7k | \$90.3k |

TERMS

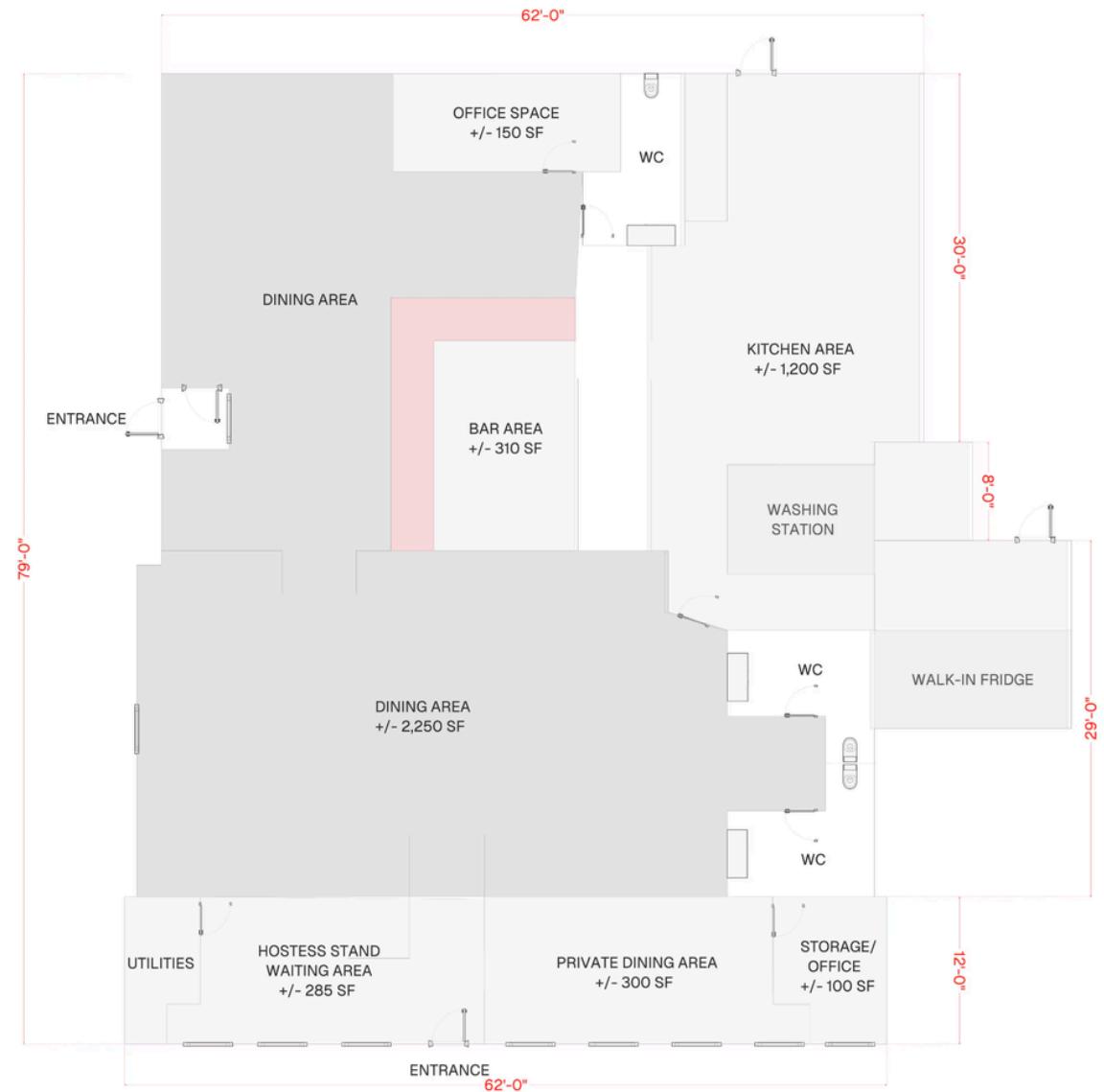
| | |
|--------------------|---------------------|
| Total Building SF: | 4,868 SF |
| Lease Term: | 3-5+ Years |
| Lease Rate: | \$15.00 SF/yr (NNN) |

Available Immediately

HIGHLIGHTS

- Free-standing commercial building excellent for a variety of commercial uses
- Existing restaurant and bar build-out with turnkey infrastructure
- 45+ Onsite Parking Spots & ADA Compliant Restrooms
- High Ceilings a great lighting
- 14,722 Average Daily Traffic Count

FLOOR PLAN



GALLERY



GALLERY



GALLERY



MAP





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