

1705

W SHORE RD.
WARWICK, RI 02889

LONGVIEW
PROPERTIES
PROPERTY MANAGEMENT & LEASING

Free Standing Commerical Space



FOR LEASE



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

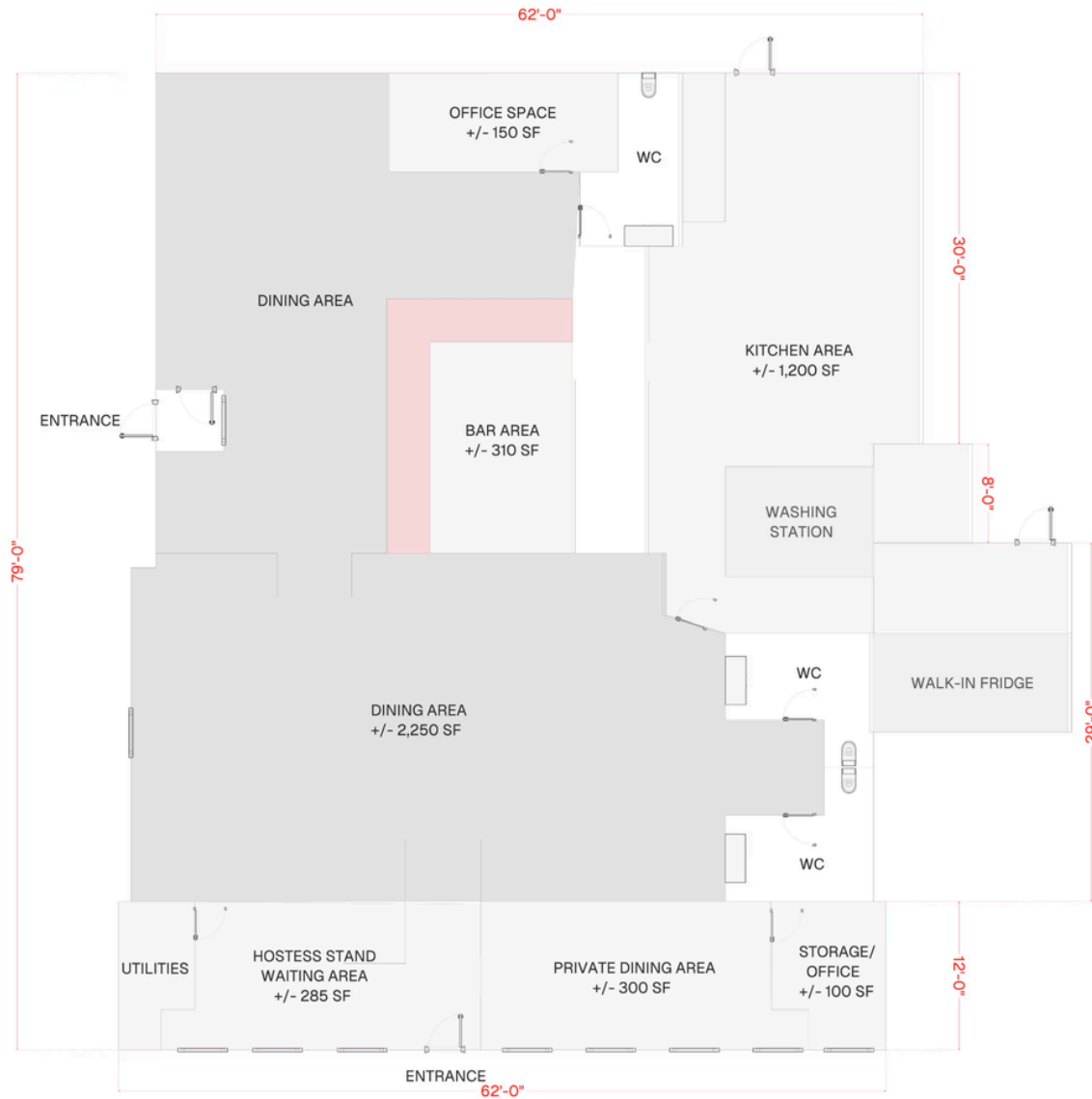
Total Building SF:	4,868 SF
Lease Term:	3-5+ Years
Lease Rate:	\$15.00 SF/yr (NNN)

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



The map displays the following locations and features:

- Transportation:** Interstate 95 (I-95), Airport Rd, W Shore Rd, Main Ave, Post Rd, Strawberry Rd, W Wickford Rd, W Wickford Ave, Palmer Ave, and W Wickford Ave.
- Education:** Pilgrim High School, Warwick Veteran Middle School, Bishop Hendricken High School.
- Shopping & Retail:** World of Hyatt, Stop & Shop, CVS, Dunkin', McDonald's, Target, Dollar General, Job Lot, Dave's, Starbucks, Shell, 7-Eleven, Sunoco.
- Healthcare & Services:** T.F. Green Train Station, RI Department of Human Services.
- Parks & Recreation:** Warwick City Park, Safe Harbor, Oakland Beach, Rocky Point State Park, Warwick Country Club.
- Other Landmarks:** Rhode Island T.F. Green International Airport, Hills Grove, Meadowbrook Shopping Center, Safe Harbor, Oakland Beach, Rocky Point State Park, Warwick Country Club.

A red star is located on the map, and a red-bordered inset image shows a building with a sign that reads "NEW OPEN".





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