

RETAIL PROPERTY FOR LEASE



# 256 PUTNAM PIKE

Smithfield, RI 02917

**DAN FEINER**

Vice President  
401.751.3200 x3310  
dan@mgcommercial.com

**MG COMMERCIAL**

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

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Recently renovated multi-use property with up to 4,000 SF of retail and/or office space available. Very nice curb appeal with large windows allowing natural light. Sufficient storefront parking for customers, clients, and staff.

## PROPERTY HIGHLIGHTS

- Tremendous highway access
- Great street visibility with strong daily traffic count
- Sufficient on-site parking
- Open interior space is good for many uses
- Minutes from shopping, restaurants, and banking
- 20,100 +/- cars per day
- Great for retail, office or sales service

## LOCATION DESCRIPTION

The subject property is ideally located right off Route 295 on Putnam Pike (RT 44) with easy & quick access to all points north & south. 10 Minutes from Providence and in close proximity to Smithfield's premier shopping center - Smithfield Crossings. Excellent visibility and strong daily traffic—great space for many uses.

## OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (MG)
Available SF:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,311	23,123	65,025
Total Population	5,149	54,121	170,223
Average HH Income	\$101,883	\$107,069	\$100,890

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# INTERIOR PHOTOS



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# LOCAL AMENITIES



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