

# 2595 WEST SHORE ROAD

## Warwick, RI

14,039 SF RETAIL / FOR SUBLICENSE



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### LOCATION

Prime location in the heart of West Shore Road and Sandy Lane retail corridor, located near a signalized intersection, the site is highly visible and easily accessible. Within proximity to Warwick Public Schools Technology & Innovation Center, Warwick Veteran Memorial Middle School and T.F. Green International Airport only 3.5 miles west of the Property.

### SUBLICENSE TERM

Until May 31, 2028

### POSSESSION

~6/15/2025

### ASKING RENT

\$18.00/SF, NNN

### NEIGHBORS

Dave's Marketplace, Dollar General, TD Bank, Citizens Bank, Burger King, Thayer Arena

DEMOS	1.0 Miles	3.0 Miles
Population	10,688	57,741
HH Income	\$118,338	\$113,316
Businesses	271	2,766
Daytime Pop	3,271	28,151

