

RETAIL PROPERTY FOR LEASE



# MARSHALLS PLAZA

1400 Oaklawn Avenue, Cranston, RI 02920

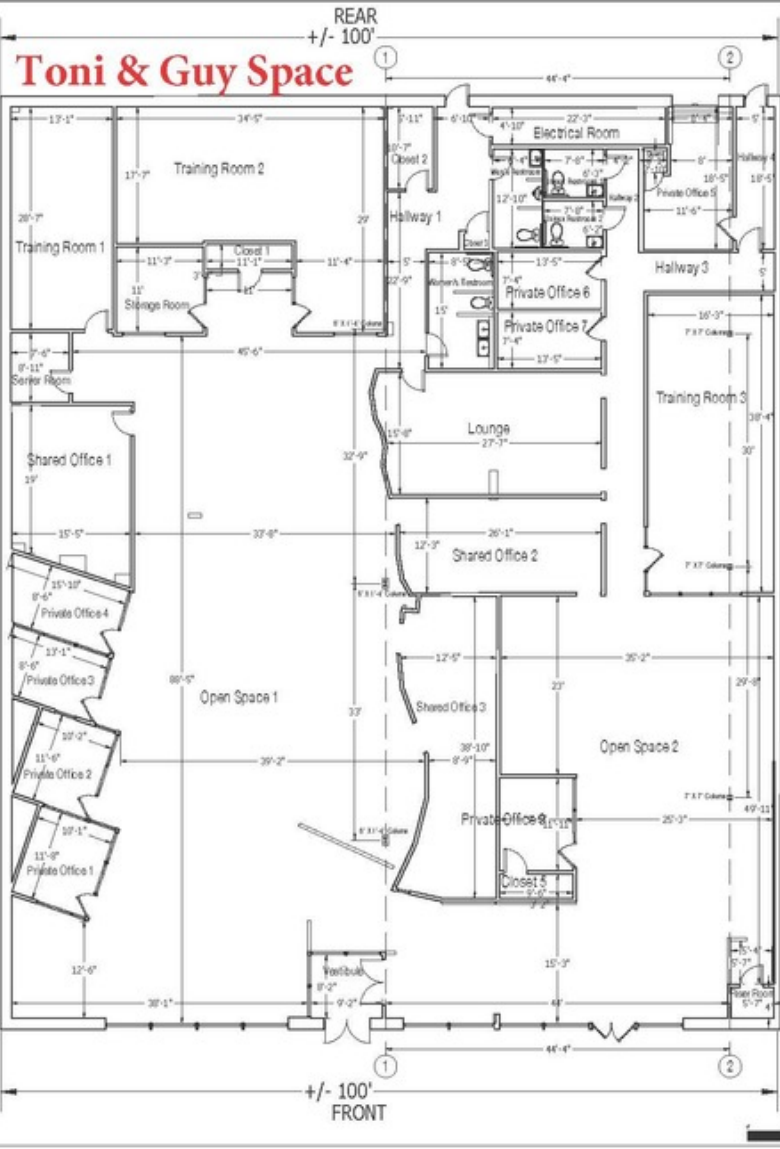
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# FLOOR PLAN & PROPERTY SUMMARY



**PROPERTY DESCRIPTION**

MG Commercial is proud to present 3 retail spaces for lease at Marshalls plaza shopping center. One 12,020 sf space, one 5,000 sf space and another 1,400sf space is located on adjacent 1 Lambert Lind Hwy. NNN charges are approx. \$6.25 p.s.f annually

**LOCATION DESCRIPTION**

Situated at the confluence of Route 2 and Route 5 and less than 1 mile from I-95 and I-295

**PROPERTY HIGHLIGHTS**

- RI's busiest retail corridor with over 2 million SF of retail space within 2 miles of Marshalls Plaza
- 129,907 SF retail center
- Join major tenants like Marshalls, Bobs Stores, Dollar Tree, Lakeshore Learning and Blue Cross Blue Shield
- Located at the intersection of Routes 2 and 5
- Convenient to I-95 and I-295

**OFFERING SUMMARY**

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,400 - 12,020 SF
Lot Size:	8.66 Acres
Building Size:	129,907 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 25	Negotiable	1,400 SF
Unit 1	Negotiable	12,020 SF
Unit 9A	\$15.00 SF/yr	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,148	22,721	77,037
Total Population	6,566	59,046	189,465
Average HH Income	\$66,597	\$71,986	\$67,843

**TRAFFIC COUNT**

40,000 Cars Per Day

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

# AVAILABLE SPACES

LEASE TYPE | NNN

TOTAL SPACE | 1,400 - 12,020 SF

LEASE TERM | 60 months

LEASE RATE | \$15.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 25	Available	1,400 SF	NNN	Negotiable	-
Unit 1	Available	12,020 SF	NNN	Negotiable	-
Unit 9A	Available	5,000 SF	NNN	\$15.00 SF/yr	-

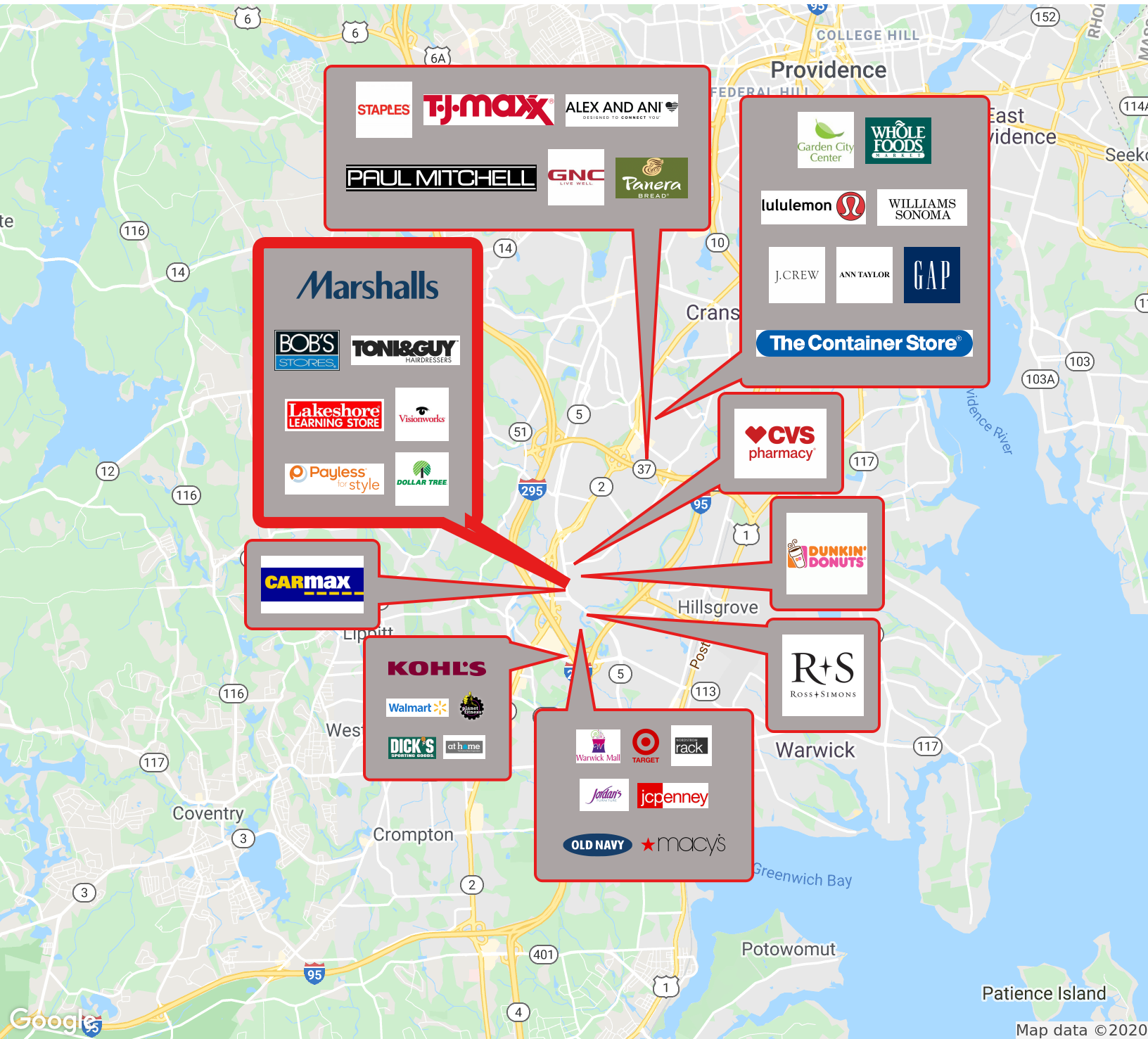
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# RETAILER MAP



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