

RETAIL PROPERTY FOR SALE/LEASE



# 1590 POST ROAD

Warwick, RI 02888

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

1590 Post Road is a 14,950 SF free-standing retail building with up to 13,000 +/- SF available, which is subdividable to approximately 4,500 SF and includes a partial basement. The storefront is lined with windows, allowing abundant natural light. Parking is provided in front and along both sides of the building and can be expanded into an additional adjacent lot. The property covers a full block with significant frontage on Post Road and extends from Maryland to Massachusetts Avenue and includes an overhead door for deliveries. (Map 310; Lot 266)

## PROPERTY HIGHLIGHTS

- Tremendous Visibility
- 29,000 +/- Daily Traffic Count
- Easily Accessible Highway Access
- Open Floor Plan
- Pylon Signage
- Storefront Parking
- Taxes \$23,016
- Additional Income from Big and Tall

## LOCATION DESCRIPTION

Situated directly on Post Road (Route 1), the property offers immediate access to the north and south cloverleaves of Route 37, connecting quickly to Interstate 95 and Interstate 295. This seamless access to the highway network makes 1590 Post Road an ideal regional retail destination. Located within a high-traffic trade area, the property is neighboring the new Cumberland Farms, with numerous restaurants, banks, hotels, and TF Green International Airport just minutes away. The combination of strong surrounding amenities and exceptional visibility makes this property a premier choice for retailers seeking prominence in the Warwick market.

## OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,500 - 13,000 SF
Building Size:	14,950 SF
Lot Size:	.76 AC

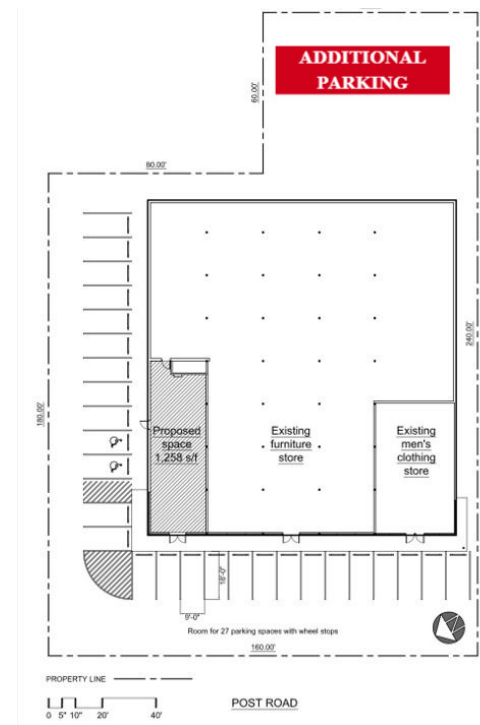
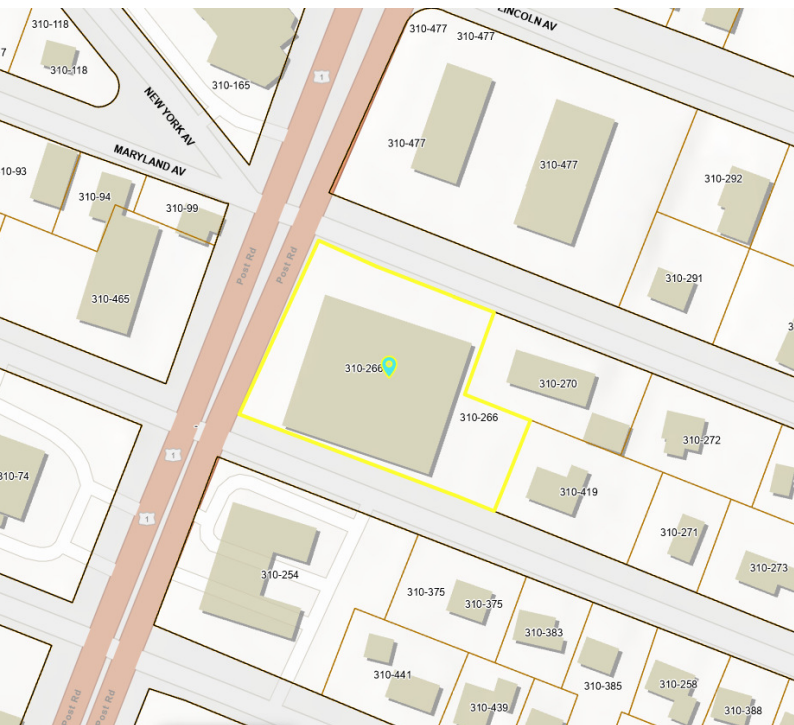
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# ADDITIONAL PHOTOS



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# RETAILER MAP



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