

# Retail Space Available For Sub-Lease Crossroads Plaza

2485 Warwick Avenue, Warwick, RI



## Property Information

<b>Address:</b>	2485 Warwick Avenue Warwick RI	<b>Parking Ratio:</b>	5.52/1,000
<b>Available Space:</b>	15,663; 27,860 ± SF Can be combined: 43,523 ± SF	<b>Traffic Counts:</b>	16,390 ± VPD via Warwick Avenue
<b>Total SF:</b>	54,855± SF	<b>Frontage:</b>	172' on Warwick Ave
<b>Land Area:</b>	9.0 ± Acres	<b>Zoning:</b>	A10
<b>Parking Spaces:</b>	303 ± Spaces	<b>Year Built:</b>	1984

## Trade Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	52,341	137,015	576,402
<b>Households:</b>	21,450	56,523	225,095
<b>Average HH Income:</b>	\$88,335	\$94,628	\$90,716



Crossroads Plaza is a neighborhood shopping center located in the major retail corridor within the Meadowbrook/Warwick Neck area of Warwick, RI. The plaza is located along the heavily traveled Route 117A and is positioned directly across from a Super Stop and Shop which anchors a 103,440 sf shopping center and represents the highest volume full service supermarket in the trade area. Tenants located within Crossroads Plaza include Dollar Tree, Family Dollar, Goodwill, and H&R Block. Neighboring businesses located in the immediate vicinity include CVS, Dunkin, Walgreens, Stop & Shop Gas, and more. This plaza benefits from good visibility and ample parking. Crossroads Plaza is an ideal location for both retail and service-oriented businesses.

For Leasing Information:

**Chris McMahon**  
781 862 9700 x 225  
cjm@sumrp.com

**Travis Ginsberg**  
781 862 9700 x 226  
tg@sumrp.com

**Danny Schwarz**  
781 862 9700 x 227  
ds@sumrp.com

**SUMMIT** REALTY PARTNERS

Summit Realty Partners  
80 Hayden Avenue  
Lexington, MA 02421  
www.summitrealtypartners.com



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Site Plan



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