

Ocean State Plaza

601 Metacom Avenue (Rt.136), Warren, RI 02885

FOR LEASE

Pad Available, Inline & Junior Anchor Opportunities

PROPERTY HIGHLIGHTS

A 126,196 square foot shopping center located on heavily traveled Route 136 in Warren, RI

Recent facade enhancements and new parking lot

Fully permitted fuel facility available, plus inline and junior anchor opportunities

Tenants include Planet Fitness, Ocean State Job Lot, Family Dollar, Fantastic Sams, East Bay Printing & Copying, and others

Strong ADT of 24,614 vehicles on Route 136

Route 136 roadway improvements in process

Large parking lot consisting of 250 spaces

Signalized main entrance

Pylon signage available



2025 DEMOGRAPHICS

5 Mile

POPULATION	70,88
NUMBER OF HH	29,063
AVERAGE HH INCOME	\$155,172

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

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KEYPOINT
PARTNERS
KeyPointPartners.com

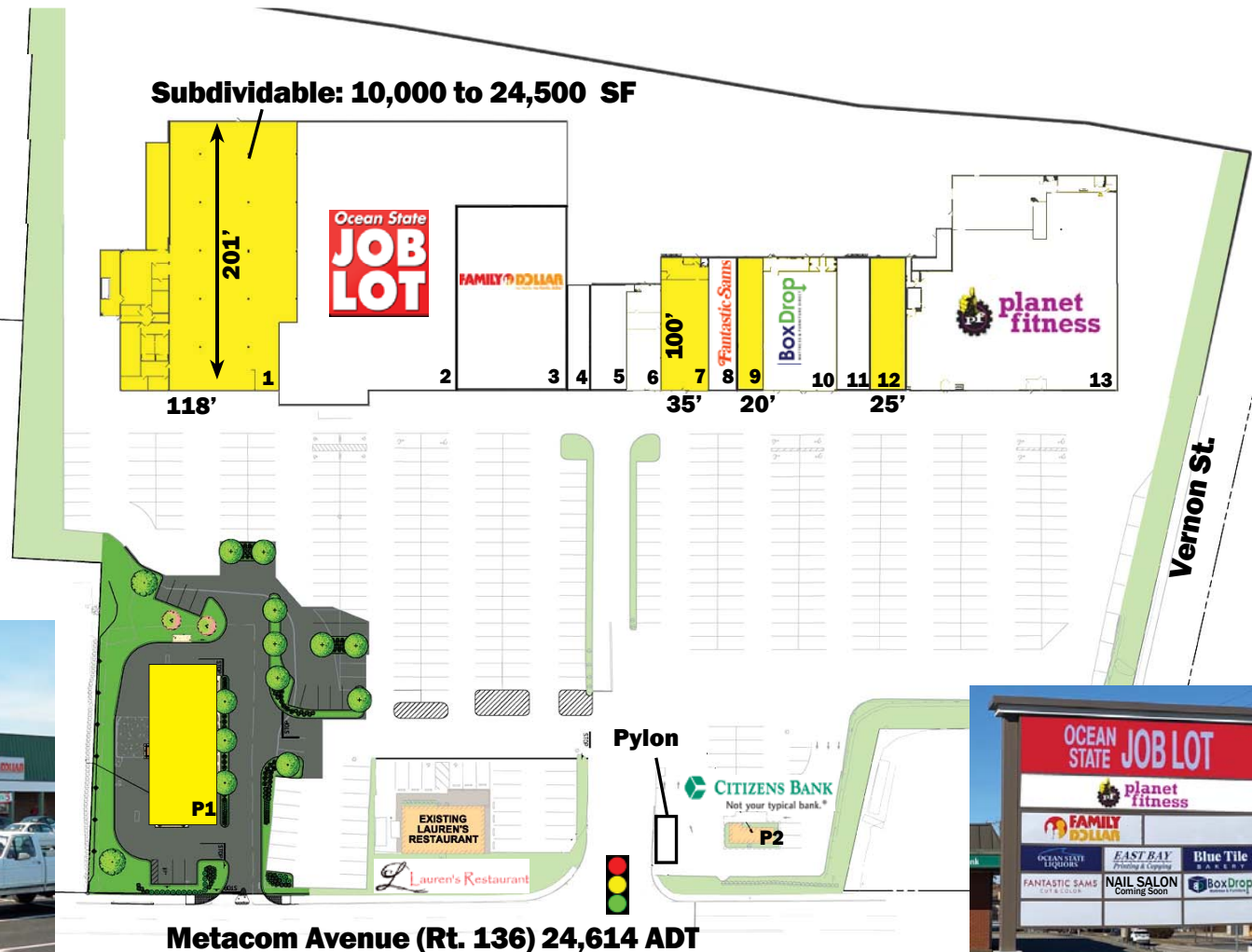
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Tenant	SF
1 Available (118' x 201')	24,500 SF
2 Ocean State Job Lot	32,000 SF
3 Family Dollar	10,200 SF
4 Blue Tile Bakery	1,200 SF
5 East Bay Printing & Copying	2,400 SF
6 Nail Salon (coming soon)	1,986 SF
7 Available (35' x 100')	3,541 SF
8 Fantastic Sams Salon	2,000 SF
9 Available	2,000 SF
10 BoxDrop	5,479 SF
11 Ocean State Liquors	2,500 SF
12 Available (25' x 100')	2,500 SF
13 Planet Fitness	23,042 SF
P1 Available	6,000 SF
P2 Citizens Bank	5,000 SF



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