

sweeney

REAL ESTATE & APPRAISAL

GROUND LEASED NNN PROPERTY FOR SALE

96 CROSS STREET WESTERLY - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



ERIC SCHULTHEIS | ESCHULTHEIS@SREARI.COM | 401-331-9300 | 401-556-1243

96 CROSS STREET WESTERLY - RHODE ISLAND

ASKING PRICE: \$1,500,000
(Plat 67, Lot 282)

PROPERTY HIGHLIGHTS

- 1.37± Acres of Land
- Highway Commercial Zone
- 270± FT of Frontage
- 5,476± SF Retail Building
- 768± SF Garage
- Two (2) Overhead Doors

PROPERTY DETAILS

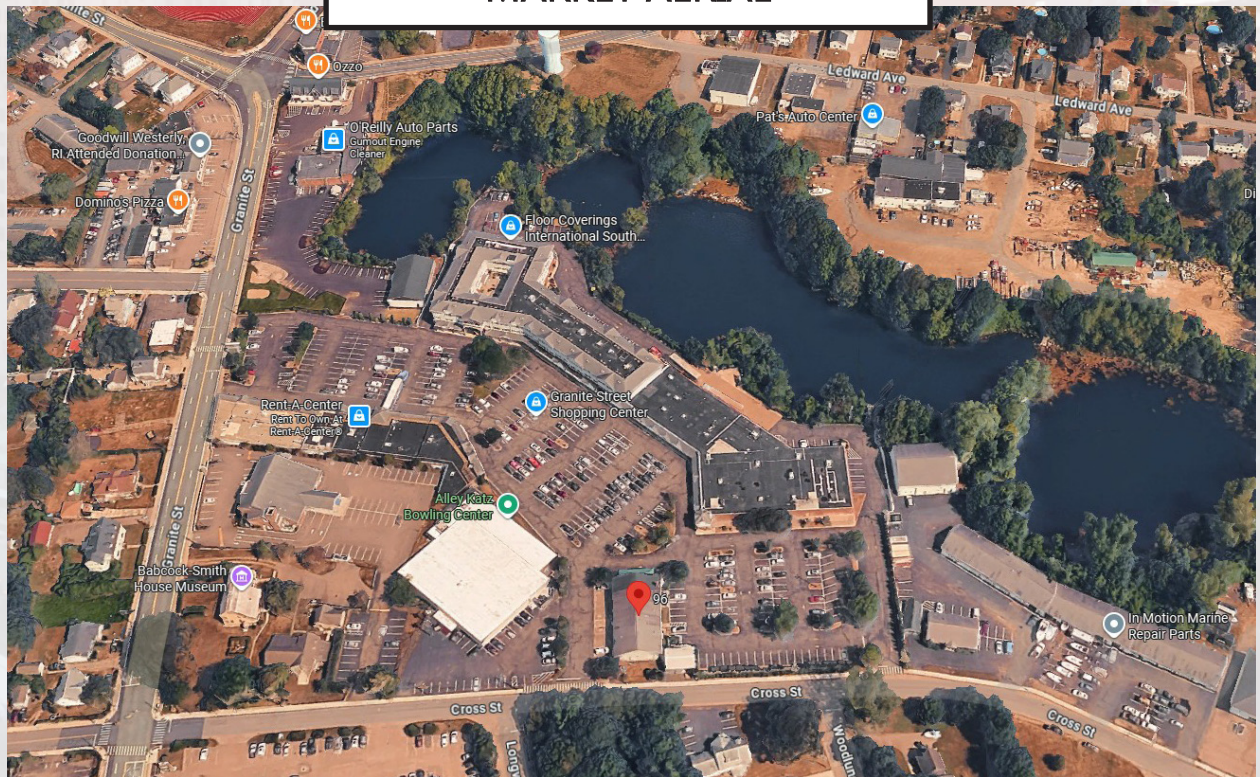
96 Cross Street is within the Granite Street Shopping Center. The property is ground leased with 10 years remaining in the term. In addition to ground rent, owner collects 30% of gross rents from all property sub-tenants. The property is well suited for redevelopment or additional development upon expiration of the ground lease.

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DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	7,805	\$98,101
3 Miles	24,840	\$112,881
5 Miles	36,937	\$123,579

MARKET AERIAL



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ADDITIONAL PHOTOS



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PLAT MAP



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