

MIDDLETOWN COMMONS

850 AQUIDNECK AVENUE • MIDDLETOWN, RHODE ISLAND



LOCATION

Located on the well-traveled Aquidneck Avenue

SPACE

Office/Medical

NEARBY

Numerous restaurants, medical offices, garden centers and Newport Vineyards

NOTES

Minutes to downtown Newport, Naval War College and Newport/Middletown beaches. Abundant parking



LOCATION & DEMOGRAPHICS

LAT/LON	GLA	PARKING
41.5110/-71.2829	40,933 SF	298

TRAFFIC COUNT	CARS/DAY
Aquidneck Avenue (Route 138A)	15,000
East Main Road (Route 138)	43,000

2024	1-MILE	3-MILE	5-MILE
Estimated Population	3,343	38,189	52,521
Estimated Average HH Income	\$106,302	\$128,429	\$138,175

Data based on STI Popstats 2024



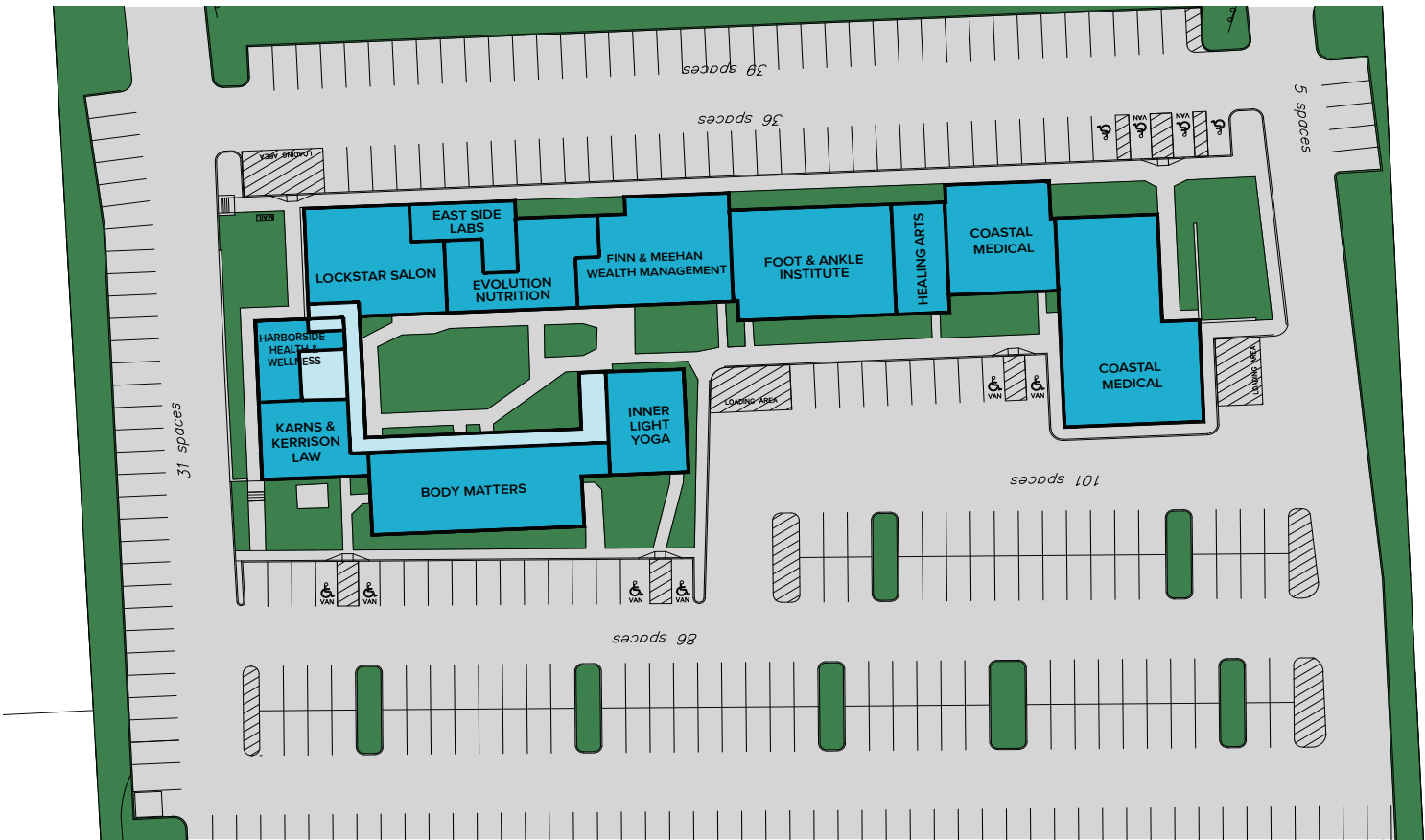
TENANTS	
	SQUARE FEET
MAIN LEVEL	
Harborside Health & Wellness	722 SF
Body Matters	2,514 SF
Coastal Medical	3,790 SF
Coastal Medical	1,690 SF
East Side Labs	860 SF
Evolution Nutrition	1,340 SF
Finn & Meehan Wealth Management	2,191 SF
Foot & Ankle Institute	2,500 SF
Healing Arts	800 SF
Inner Light Yoga	1,147 SF
Karnes & Kerrison Law	1,092 SF
Lockstar Salon	1,975 SF
LOWER LEVEL	
Coastal Foot & Ankle	2,858 SF
Dr. Dobbin & Dr. Freedman	2,505 SF
David Fox Esquire	1,986 SF
B1-B	1,641 SF
B2-A	1,288 SF
B2	2,041 SF
B4 - B7	5,088 SF
B8	1,200 SF
B12	1,055 SF

AVAILABLE



SITE PLAN

MAIN LEVEL



LOWER LEVEL



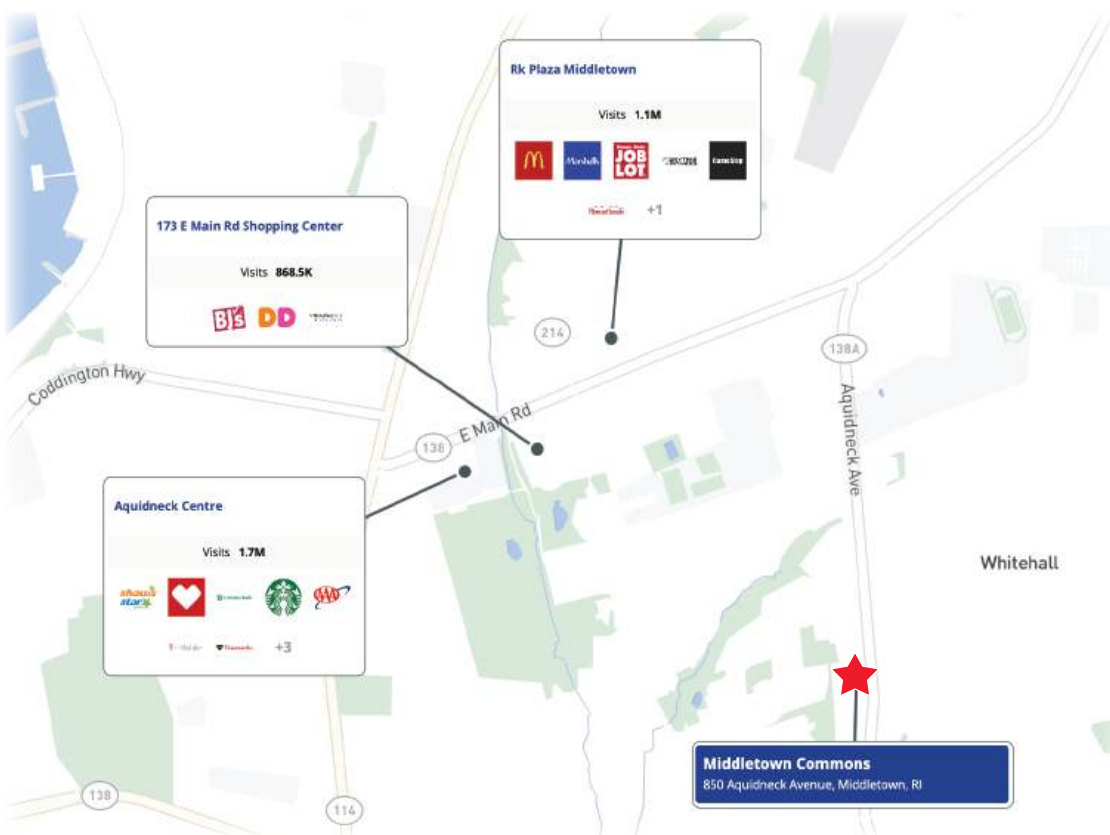


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PROFESSIONAL OFFICE, SERVICE, & RETAIL SPACE

SQUARE FOOTAGES AVAILABLE FROM 598 SF - 5,088 SF

COMPETITIVE RENTAL RATES



FOR MORE INFORMATION, CONTACT:

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