

# Available Pad Sites - Johnston, R.I.

## Shadow Anchored by Price Rite Supermarket



### 1500 Hartford Avenue (Rt. 6a), Johnston, Rhode Island

**Average Household Income:**

\$54,553 - 3 Mile Radius

\$54,556 - 5 Mile Radius

**Traffic Count:** 21,000 vpd

**10 Minute Drive Population:**

Available Site - 347,674

Route 2, Warwick - 155,037

Route 6, Seekonk - 201,989

Located in the center of Johnston's retail hub, this 5 acre property is just 8 minutes from downtown Providence and is easily accessible via I-295 and Routes 6 & 6a.

**Access to the site via traffic signal or streetside curb cuts.**

The immediate area has major retailers including: Price Rite Supermarket, The Home Depot, CVS Pharmacy, Bank RI, Stop & Shop, Auto Zone, Dunkin Donuts, Five Guys, Denny's, Pet Smart and others.

#### ZONING IS READY TO GO!

B2 Commercial Zone, All zoning is in place for Retail, Gas and Restaurant uses. DEM permit is upgraded and in place. All Off-Site improvements including new entrance & traffic signal, \$3.4 million of Rt. 6 road work have been completed. Improvements include new sidewalks, curbing, road widening and turning lanes.



**For More Information Please Call:**

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