

FOR LEASE

**1916 KINGSTOWN ROAD**

WAKEFIELD, RHODE ISLAND



**± 1,352 SF & ± 1,318 SF**

AVAILABLE (UNITS 2 & 3)



**HAYES & SHERRY**

146 Westminster Street, 2<sup>nd</sup> Floor  
Providence, RI 02903  
hayessherry.com

# 1916 KINGSTOWN ROAD

## WAKEFIELD, RHODE ISLAND



### LOCATION

1916 Kingstown Road is ideally located along one of South County's primary commercial corridors in Wakefield, Rhode Island. Positioned on highly traveled Kingstown Road, the property is surrounded by a strong mix of retailers, restaurants, and service-oriented businesses that generate consistent traffic throughout the year. With excellent visibility and convenient access, 1916 Kingstown Road offers an excellent opportunity for retail, restaurant, office, or service-oriented users seeking a presence in one of Rhode Island's most active commercial markets.

### ASKING RATE

Upon request

### PROPERTY FEATURES

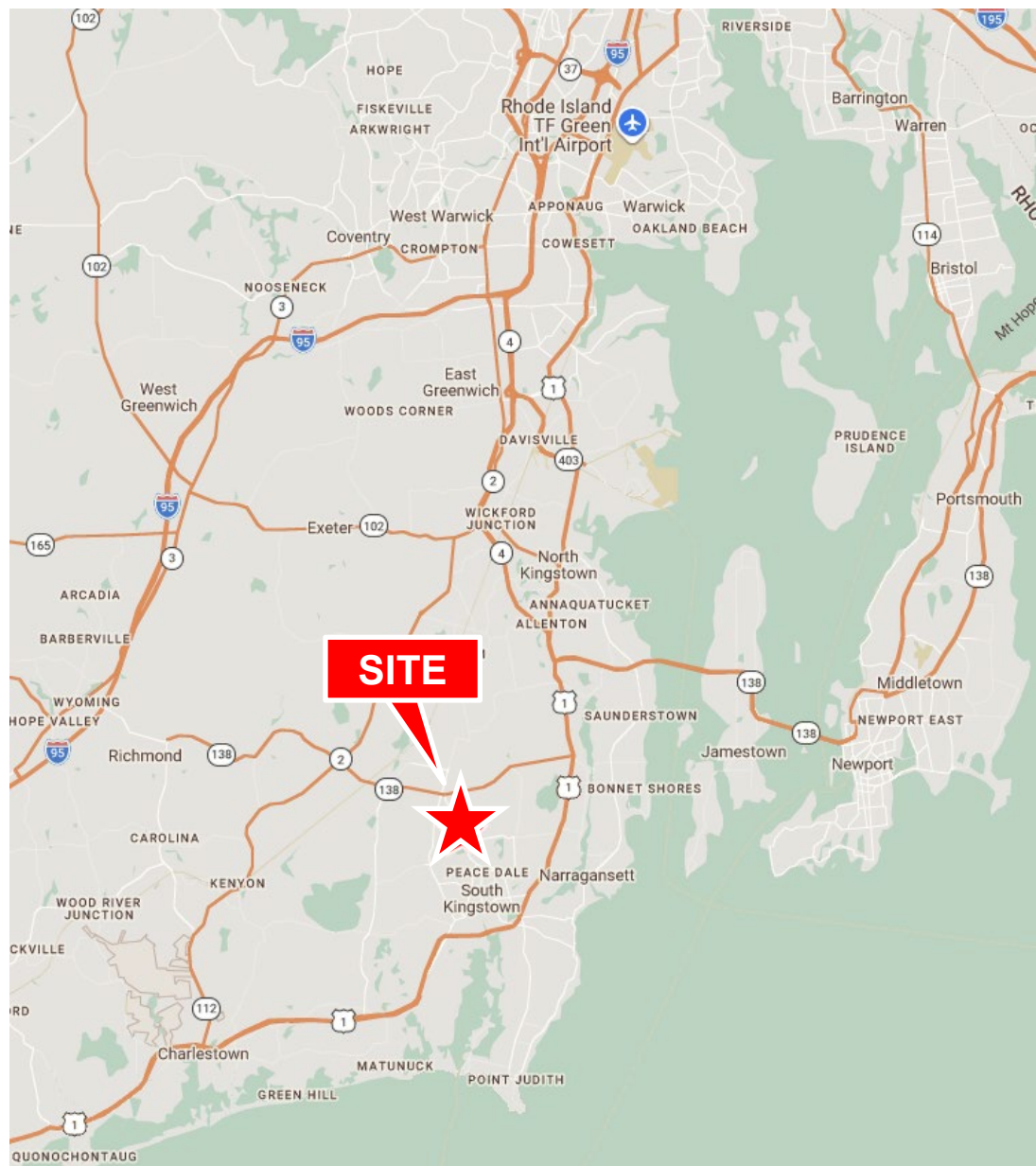
- Freestanding retail multi-tenant building
- ± 2,670 SF Retail spaces available
- 2 Units total
  - Unit 2: ±1,352 SF
  - Unit 3: ±1,318 SF
- 48 Parking Spaces
- Excellent visibility and convenient access

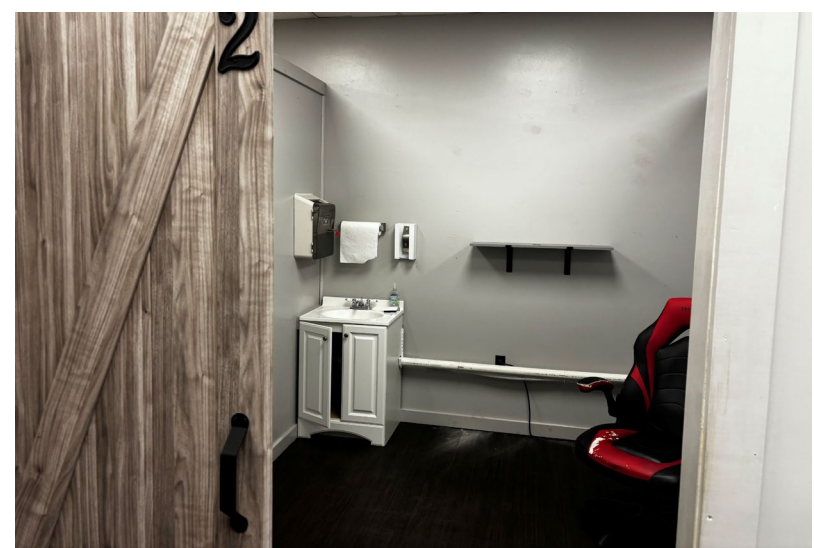
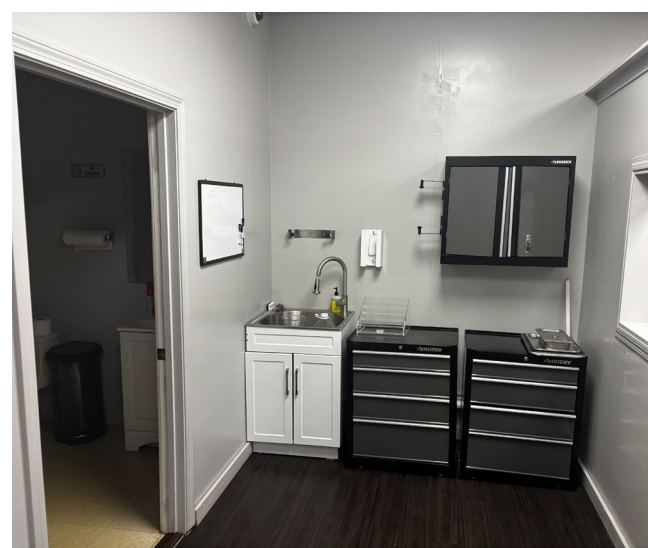
### TRAFFIC COUNTS

Mooresfield Road & Kingstown Road: 20,796 VPD  
(.10 mi from site)

Curtis Corner Road & Kingstown Road: 14,528 VPD  
(.09 mi from site)

| DEMOS           | 1 Mi.     | 3 Mi.     | 5 Mi.     |
|-----------------|-----------|-----------|-----------|
| Population      | 3,708     | 23,063    | 41,694    |
| Avg. HH \$      | \$104,068 | \$106,094 | \$112,094 |
| Daytime (Total) | 3,634     | 24,905    | 42,673    |

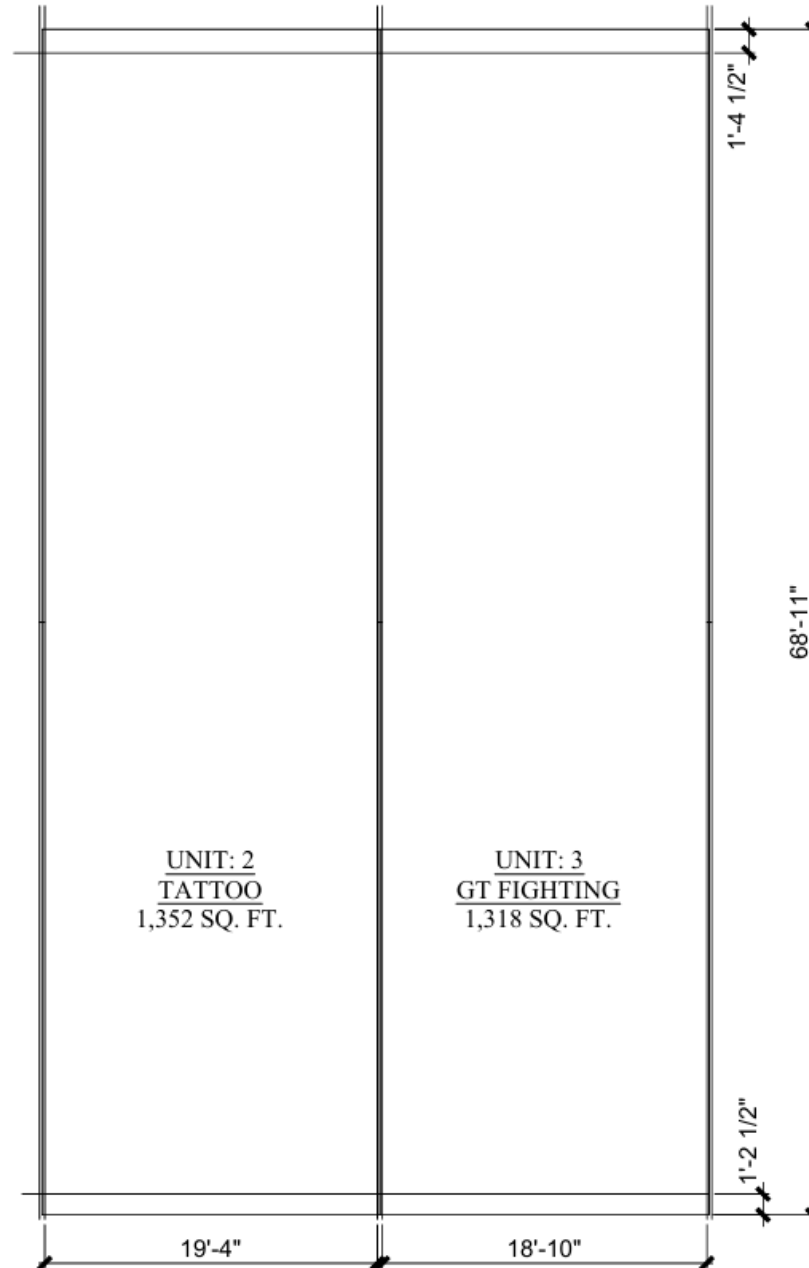




# PROPERTY SITE PLAN



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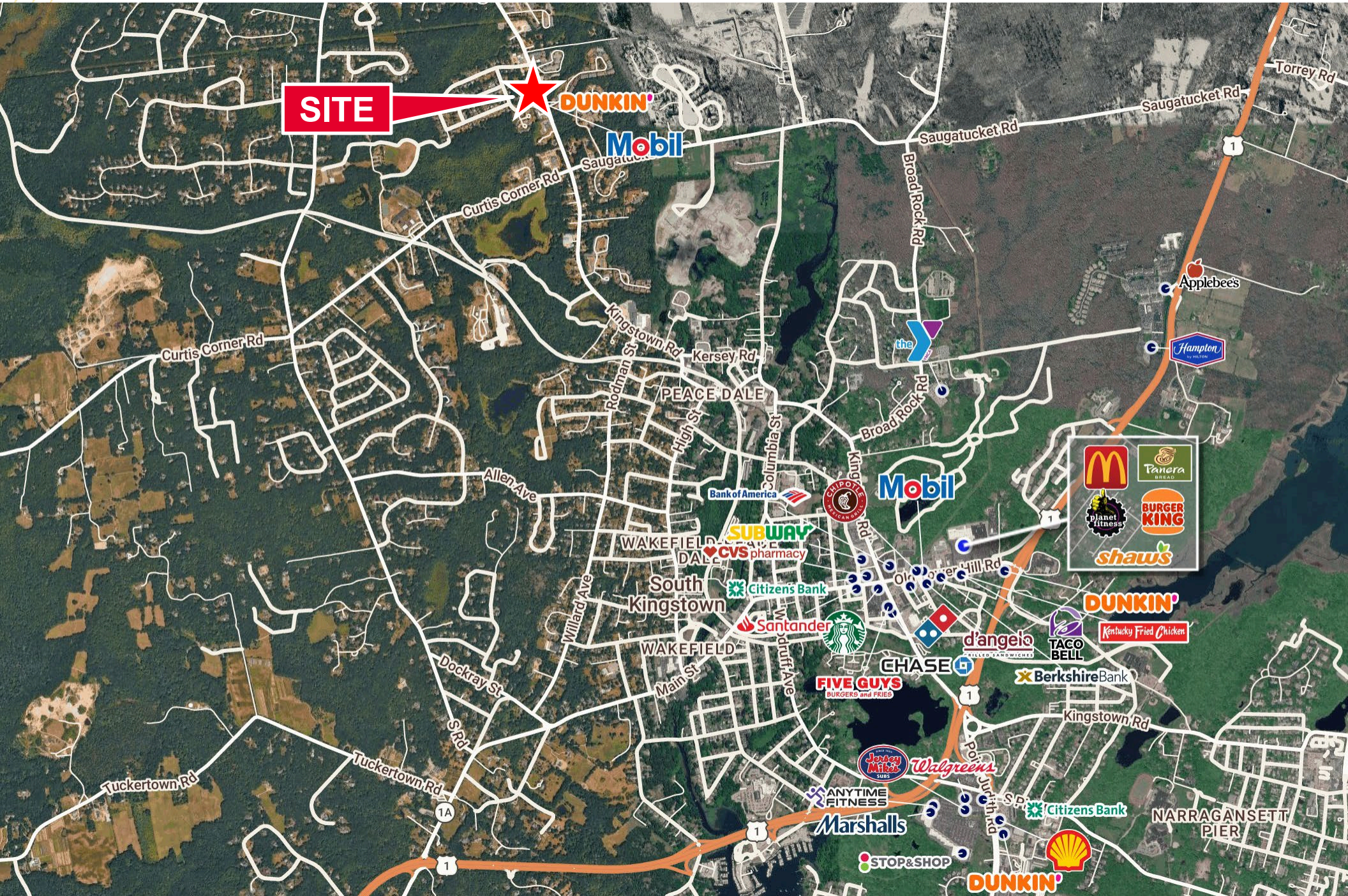


# 1916 Kingstown Road, Wakefield, RI



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## Aerial



# 1916 Kingstown Road

Wakefield, Rhode Island

For Property Inquiries, please contact:

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