

64 PETTACONSETT AVE CRANSTON, RI

IN PLACE
11% CAP

± 4,875 SF SPACE AVAILABLE / FOR SALE



BROKERS

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LOCATION

Strategically positioned between I-95 and I-295, the location has easy access and proximity from all points of the state. This property is a 100% occupied investment opportunity.

PROPERTY HIGHLIGHTS

- 100% occupied
- 4,875 SF 1-story building
- 10,290 SF land area

ASKING

\$550,000

NOI

\$60,000 NNN

NEIGHBORS

Garden City Center, Chapel View, Ford, Mazda, Lincoln, Aldi, CVS, Chase

DEMOGRAPHICS

| Radius Miles | Population | Avg HH Income |
|--------------|------------|---------------|
| 1.0 | 8,752 | \$82,978 |
| 3.0 | 91,622 | \$88,534 |
| 5.0 | 278,599 | \$82,442 |

