

SHOPS ON 44

473 PUTNAM PIKE • SMITHFIELD, RHODE ISLAND



LOCATION

Strategically positioned on Route 44 (Putnam Pike), one of northern Rhode Island's primary east-west retail corridors connecting Smithfield, Johnston, and Providence, and located less than half a mile from the I-295 interchange for exceptional regional accessibility.



NEARBY

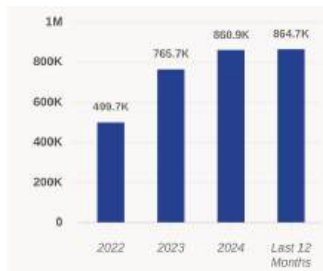
Stop & Shop, CVS, Applebee's, Santander Bank, TJ Maxx, Starbucks, Planet Fitness, Target, Home Depot, Kohl's, Dick's Sporting Goods, Michael's



FOOT TRAFFIC TREND

Visits YoY: **+9.8%**
Visits Yo2Y: **+55.1%**
Visits Yo3Y: **+622.3%**

96.53% of visits are from visitors who visited at least two times



SPACE (GLA)

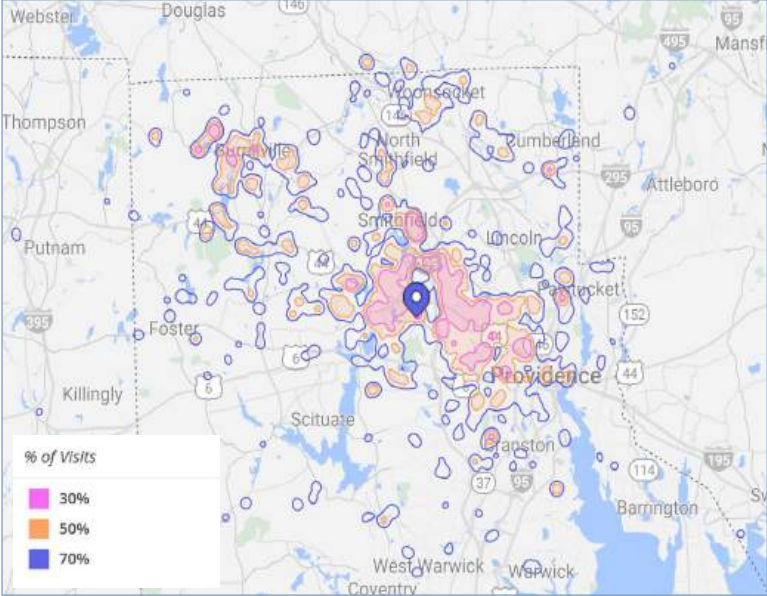
29,480 SF



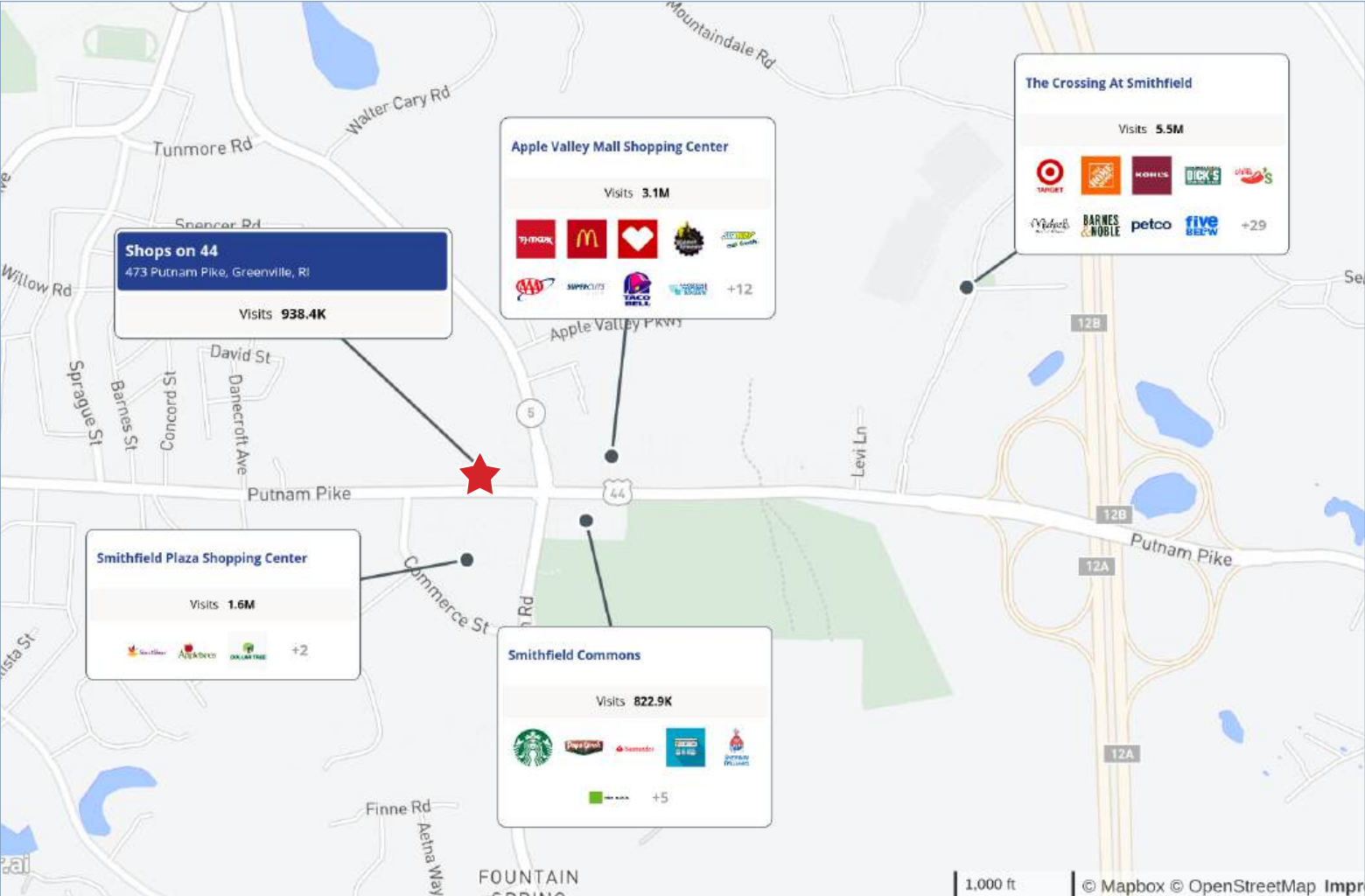
LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.8708/-71.5322		100	
TRAFFIC COUNT		CARS/DAY	
Putnam Pike (US 44)		27,400	
RI Route 5		26,600	
2025	1-MILE	3-MILE	5-MILE
Estimated Population	1,233	30,339	99,498
Estimated Avg. HH Income	\$147,328	\$136,064	\$128,392

TRUE TRADE AREA



TRADE MAP



SITE PLAN



TENANTS		
	SQUARE FEET (±)	WIDTH X LENGTH (±)
Retail A	1,600 SF	16' x 100'
CAVA		2,958 SF
Centerville Bank		1,500 SF
Chipotle		2,400 SF
European Wax Center		1,827 SF
Jersey Mike's		1,800 SF
Mattress Warehouse		3,869 SF
Panera Bread		4,127 SF
Urgent Vet		2,718 SF

 AVAILABLE



AVAILABLE UNIT A



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