

MIXED USE RETAIL-OFFICE

228 Main Street, Pawtucket, RI 02860



OFFERING SUMMARY

AVAILABLE SF:	9,000 USF
LEASE RATE:	\$13.50 SF/yr (MG)
BUILDING SIZE:	24,300 SF
ZONING:	Commercial Downtown (CD)

PROPERTY OVERVIEW

Beautifully renovated retail & office building located in the heart of downtown. Available 7,000 USF retail suite on the ground floor with a full glass storefront, private access to 2nd floor additional 2,000 USF office/operational area, plus a full 7,000 USF dry basement for storage and/or production not counted in the Rentable SF (RSF).

PROPERTY HIGHLIGHTS

- AVAILABLE - 7,000 USF ground floor retail with full glass storefront, 2,000 USF of 2nd floor office/operational space
- Plus 7,000 USF of basement day space
- Building is For Sale for \$1.4M - \$59.83/SF - 8.75 CAP
- Located in Opportunity Zone so potential tax benefit
- New mechanical systems
- Great lighting
- In the heart of downtown on Main Street
- On street parking and 200 feet from Pawtucket downtown parking garage
- 0.5 miles to the new commuter rail station opening in 2020

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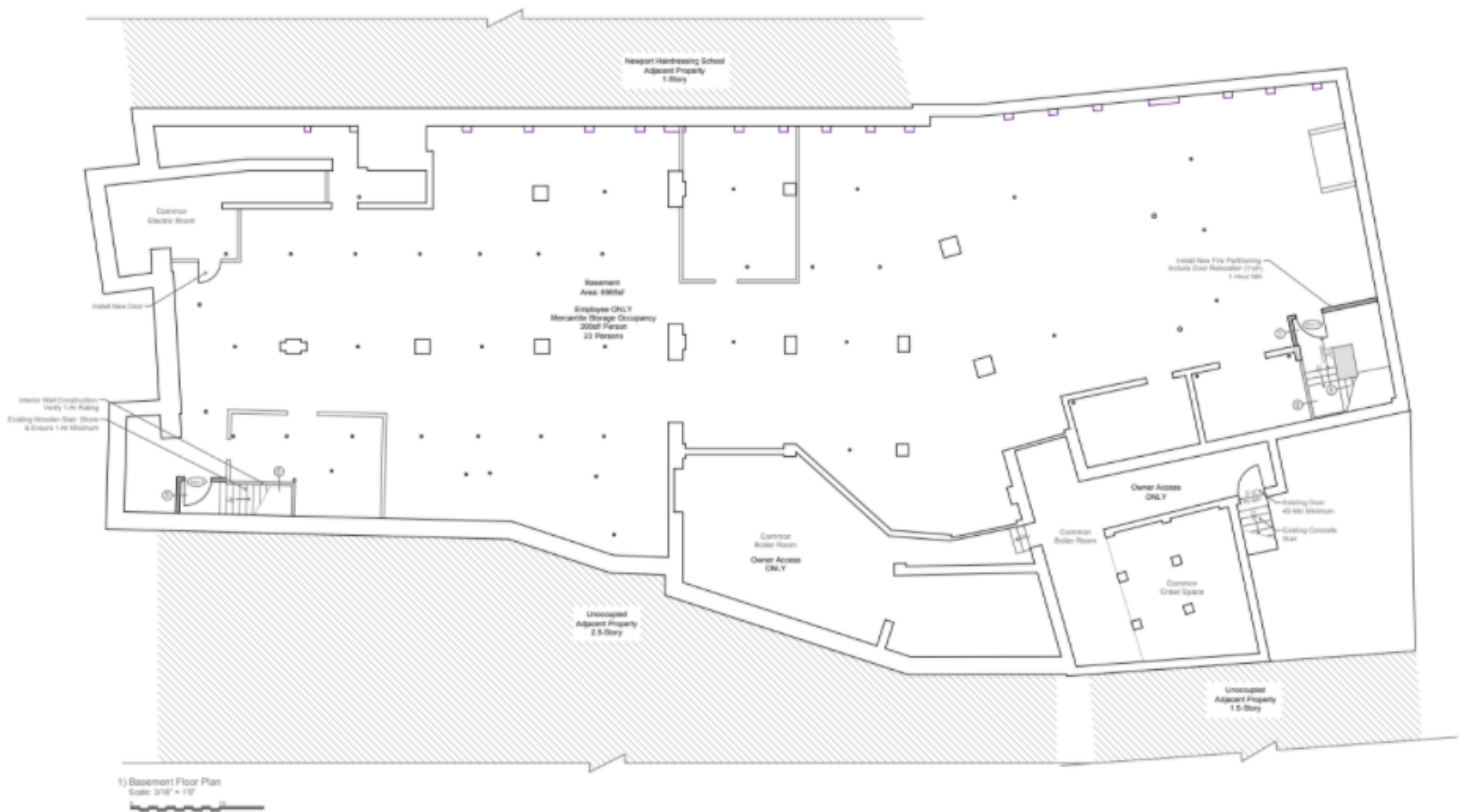
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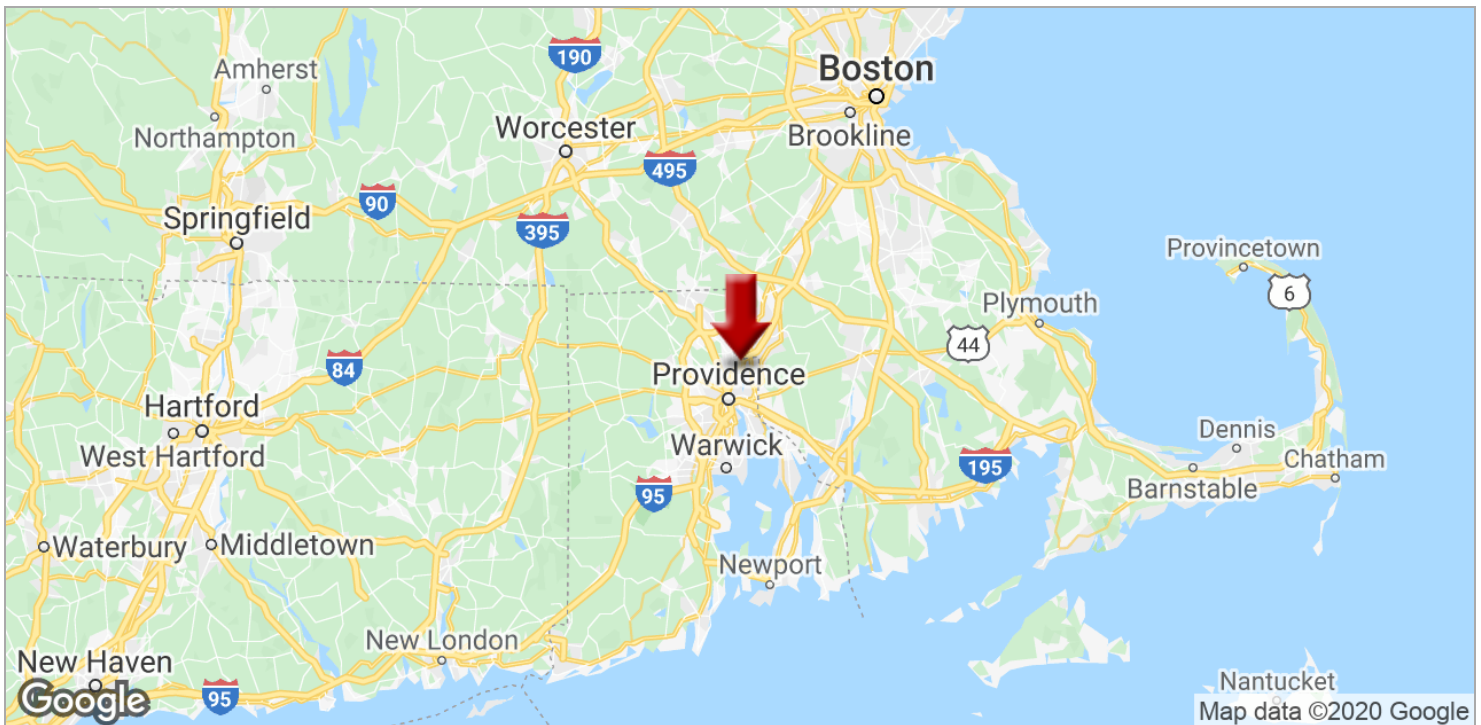
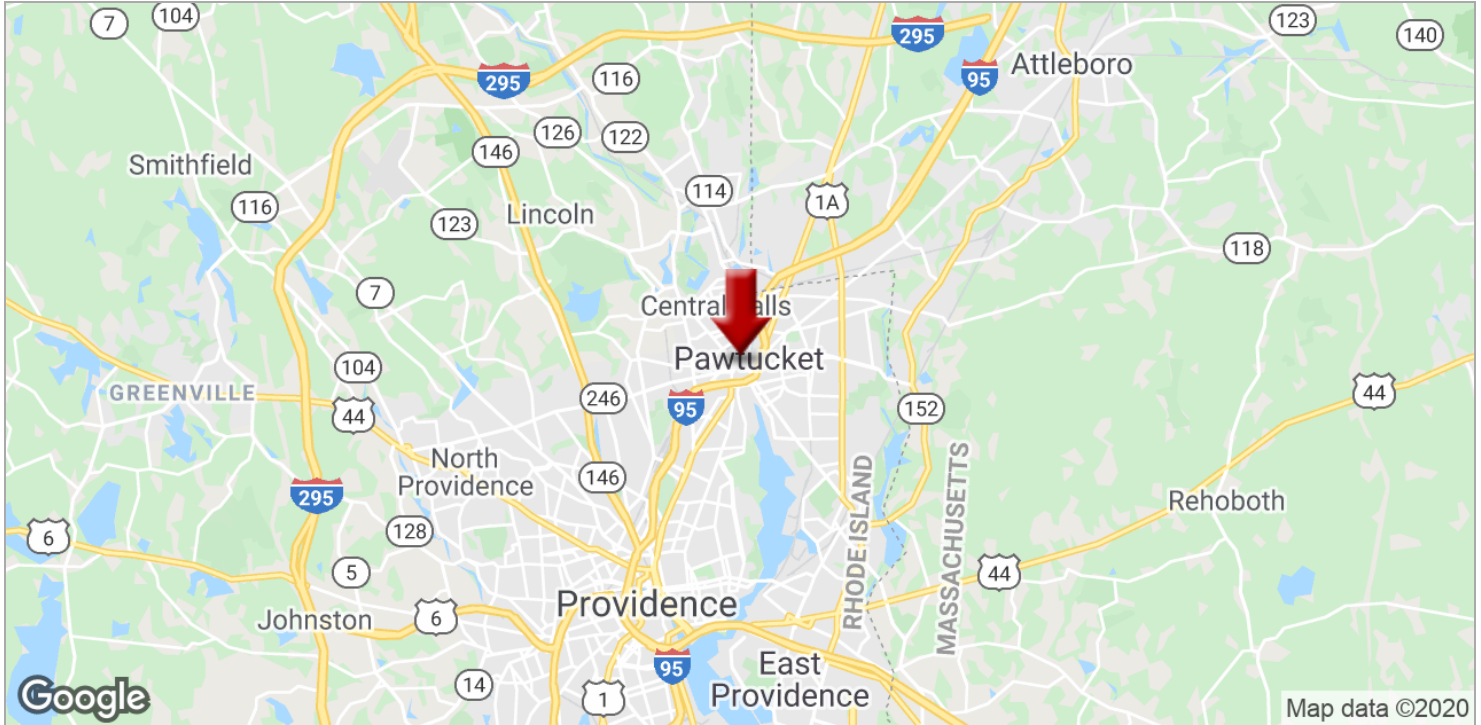
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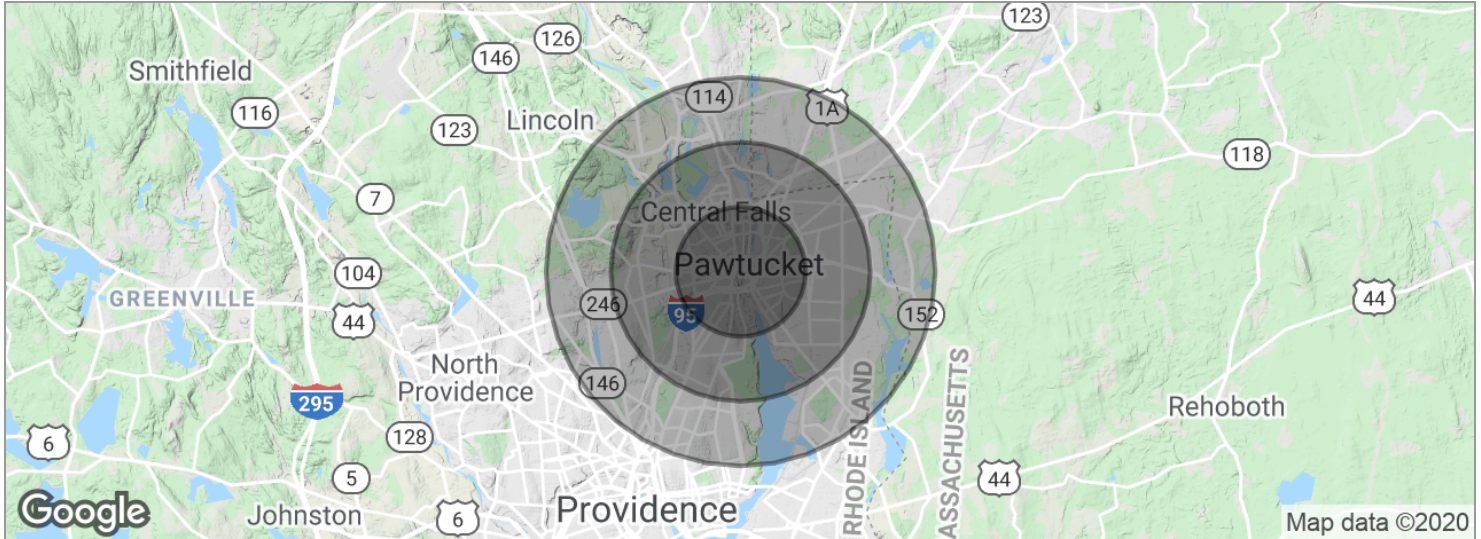


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POPULATION	1 MILE	2 MILES	3 MILES
Total population	30,967	103,560	170,479
Median age	35.2	34.9	36.4
Median age (male)	33.6	33.5	35.0
Median age (Female)	36.2	36.0	37.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,371	40,889	68,437
# of persons per HH	2.3	2.5	2.5
Average HH income	\$37,509	\$49,674	\$58,962
Average house value	\$268,651	\$301,585	\$331,200

** Demographic data derived from 2010 US Census*

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