CUMBERLAND VILLAGE SHOPPING CENTER
3755 Mendon Road ~ Route 122 Cumberland, Rhode Island

LOCATION: Located along Route 122 (Mendon Road) in the northern part Cumberland close to the Woonsocket border, this site is a ¼ mile from the Route 99 interchange and Highland Corporate Park, home to CVS Health Headquarters and many others.

LAND AREA: 8 +/- acres
TOTAL GLA: 30,900 square foot.

EXPANSION AREA: Up to 21,000sf of End Cap/Inline
Up to 5,000sf Pad Site

FRONTAGE: 640’ Rte. 122 (Mendon Road)

TENANTS: Dollar Tree, Dunkin Donuts, Andrew’s Bistro, Body Rock and With Heart & Soul

DEMOGRAPHICS:

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
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<tbody>
<tr>
<td>POPULATION:</td>
<td>7,600</td>
<td>55,318</td>
<td>99,430</td>
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<tr>
<td>AVG. HH INCOME:</td>
<td>$71,133</td>
<td>$61,043</td>
<td>$69,014</td>
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<tr>
<td>MED. HH INCOME:</td>
<td>$56,753</td>
<td>$44,355</td>
<td>$51,051</td>
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SPACE AVAILABLE: Proposed
- Up to 5,000sf Pad Site
- 1,700sf to 21,000sf End Cap /Inline

DEAL STRUCTURE: $15-$18/sf, NNN – End Cap/Inline
Ground Lease - Pad Site

FOR MORE INFORMATION CONTACT: Daniel Feiner and Joseph Mardo, CLS

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