

RETAIL PROPERTY FOR LEASE



# 379 ATWOOD AVENUE

Cranston, RI 02920

**MICHAEL VOLPE**

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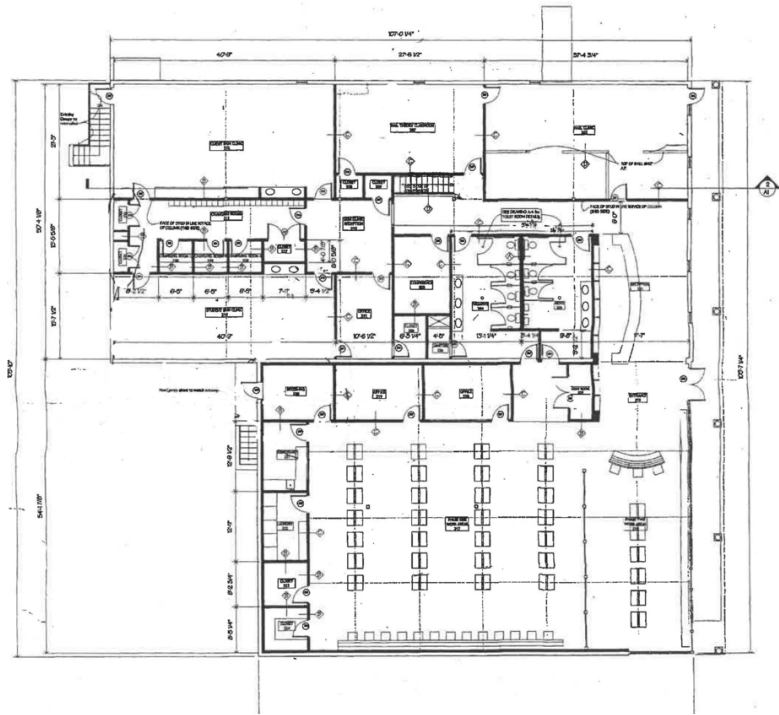
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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

15,448 SF retail or office building for lease on Atwood Avenue in Cranston. 9,884 SF at street level and 5,008 SF in the finished lower level, which has walk out access to the parking lot. Building can be used for retail, restaurant or office.

## PROPERTY HIGHLIGHTS

- High traffic and visibility
- 24,000 +/- CPD
- Plenty of parking
- Can be subdivided
- Pylon Signage

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,052	45,349	116,028
Total Population	11,857	122,166	321,283
Average HH Income	\$61,204	\$60,937	\$57,664

## LOCATION DESCRIPTION

Located on Atwood Avenue in Cranston near the heavily traveled intersection of Phenix and Atwood Avenues. The property is surrounded by national retailers, restaurants and retail banking. The property is located in a very strong retail trade area and is highly visible from the street.

## OFFERING SUMMARY

Lease Rate:	\$13.00 - 16.00 SF/yr (NNN)
Number of Units:	2
Available SF:	5,564 - 15,448 SF
Lot Size:	0.8 Acres
Building Size:	15,448 SF

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# ADDITIONAL PHOTOS



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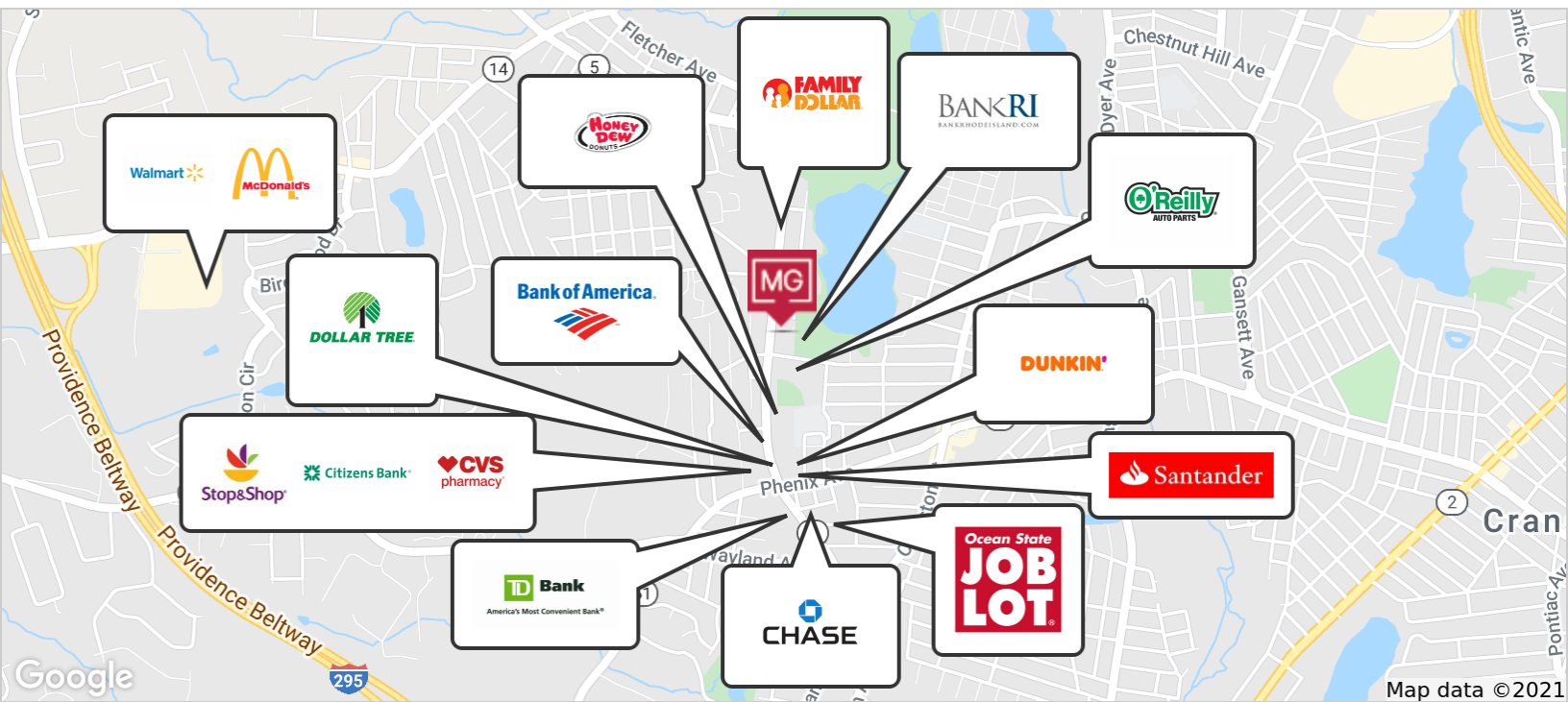
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# LOCATION MAPS



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