

RETAIL PROPERTY FOR LEASE



# 2055 WARWICK AVENUE

Warwick, RI 02889

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Former Rite Aid pharmacy store for lease. Drive thru, plenty of parking and good methods of ingress/egress via Warwick Avenue, Yucatan Drive and Ansonia Road. Great for retail, department store, pharmacy, grocery or automotive store.

## LOCATION DESCRIPTION

Located directly on busy Warwick Avenue in the Meadowbrook Area. Property is just south of Hoxsie Four Corners and north of Church Avenue, Sandy Lane and West Shore Road.

## PROPERTY HIGHLIGHTS

- 25,000 CPD
- 3 Entrances
- Drive-Thru
- Corner Location
- Densely Populated Area
- High Visibility
- Pylon Signage
- Zoned GB

## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$12.00 SF/yr (NNN)</b>
<b>Building Size:</b>	<b>12,704 SF</b>

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,500	26,375	63,120
Total Population	11,226	63,358	159,987
Average HH Income	\$67,194	\$66,324	\$67,989

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