

# Restaurant Facility with Drive-Thru ▪ For Sale or Lease

63 AIRPORT ROAD ▪ WARWICK, RHODE ISLAND



For more information or to arrange a showing of the property, please contact:

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## LOCATION

Fully equipped restaurant with 1 drive-thru window on a 27,218 square foot parcel (.625 acres), located on Airport Road in Warwick. (Plat 312; Lot 308)

## BUILDING

2,420 square foot, brick construction, restaurant facility, built in 2001. Full basement with coolers.

## PARKING

24 on-site parking spaces

## HIGHLIGHTS

Tremendous visibility, adjacent to the busiest intersection in the state (Hoxsie Four Corners). Close proximity to Routes 1, 37, 95 and 117.

## SALE PRICE

\$950,000

## LEASE PRICE

\$19.00/SF, NNN

*Priced below market for free-standing building with drive-thru window.*

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## DEMOGRAPHICS (2015)

	Population	Average HHI	# of Employees
1 Mile	9,153	\$74,466	3,193
3 Miles	72,522	\$75,585	43,534
5 Miles	198,896	\$74,378	110,391



## TRAFFIC COUNT (2014)

35,700 CPD	Airport Road @ Warwick Avenue
42,054 CPD	Airport Road @ Commerce Drive
42,268 CPD	Airport Road @ Evergreen Avenue