

# DEVELOPMENT OPPORTUNITY

1055 Tiogue Avenue (Rt.3) - Coventry, Rhode Island



**AVAILABLE FOR SALE**

## PROPERTY HIGHLIGHTS

- » 27.31 Acre Development Opportunity
- » Zoned PD (Planned Development)
- » Allowed Uses Include: Grocery, Retail, Medical, Day Care, Self-Storage, Hotel, Lumber Yard, Solar, Manufacturing, Distribution, etc.
- » 2.5 Miles/4 Minutes to I-95 at Exit 18
- » Excellent Visibility & Access
- » Densely Populated Community
- » 140' Frontage on Route 3



# DEVELOPMENT OPPORTUNITY

1055 Tiogue Avenue (Rt.3) - Coventry, Rhode Island



**EASTERN**  
RETAIL PROPERTIES

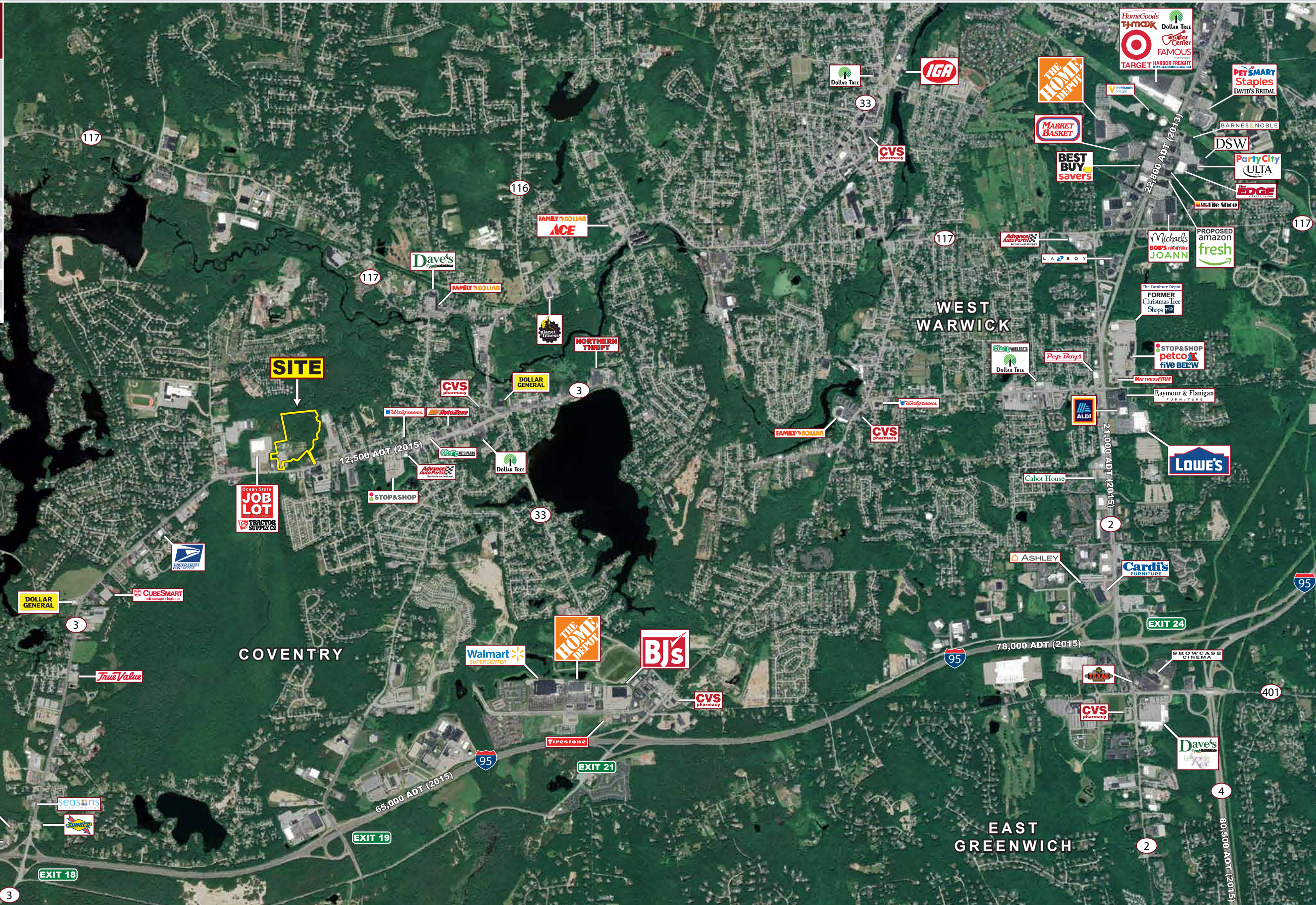
## AVAILABLE FOR SALE

### PROPERTY INFORMATION

Lot Size	27.31 Acres
Frontage	140' - Route 3
Zoning	Planned Development
Traffic Count	12,500 ADT

### DEMOGRAPHICS (2023 Est.)

Radius	Population	Med. HH Inc.
3 mile	33,147	\$96,657
5 mile	75,032	\$97,860
7 mile	122,197	\$103,374
10 mile	236,077	\$99,910





**27.31 AC.**



**Citizens Bank ATM**

**12,500 ADT (2015)**



**TIOGUE AVE.**

**MORNINGSIDE DR.**



**3**

**3**

## 1055 Tiogue Avenue (Rt.3) - Coventry, Rhode Island



**EASTERN**  
RETAIL PROPERTIES

FOR MORE INFORMATION CONTACT:

**Mike Hotarek**

781.849.9017

mhotarek@easternretail.com

P 781.849.9010 + F 781.849.9050 + [www.easternretail.com](http://www.easternretail.com) + 25 Braintree Hill Office Park, Suite 305 + Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.