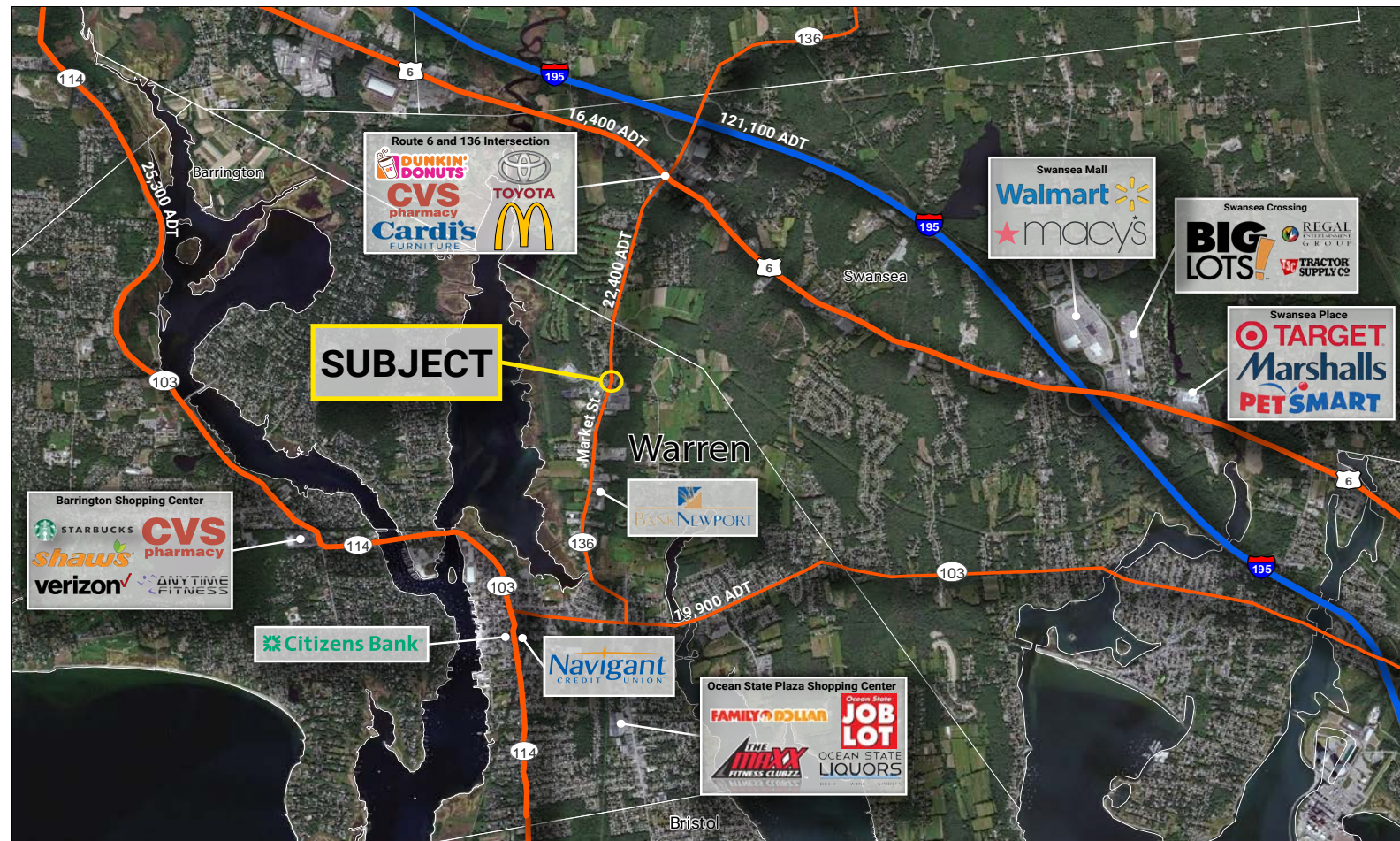


# FORMER COUNTRY INN RESTAURANT FOR LEASE

382 Market Street • Warren, RI 02885

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### Highlights:

- Built-out Full Service Restaurant space with long operating history
- Positioned in the heart of the Route 136 corridor with the highest traffic counts
- 1.31 AC parcel with 96 parking spaces
- Main Floor: 5,525 SF +/- configured with 185 seats, plus a full basement
- Second Floor: 1,820 SF +/- of Offices and Banquet Room
- Town Water, Sewer, & Gas

### Property Profile:

<b>Total GLA:</b>	7,345 SF
<b>Total Land:</b>	57,064 SF
<b>Parking:</b>	96 Spaces
<b>Utilities:</b>	Town Water, Sewer, Gas
<b>Ground Floor:</b>	5,525 SF +/- configured with 185 seats
<b>Second Floor:</b>	1,820 SF +/- of Offices and Banquet Room
<b>Basement:</b>	Storage, Refrigeration
<b>Traffic Count:</b>	22,400 ADT
<b>Zoning:</b>	Rural Business (RB)

### Trade Area:

	3 Mile	5 Mile	7 Mile
<b>Total Population</b>	29,802	74,941	191,484
<b>Total Households</b>	11,686	29,479	77,950
<b>Med. HH Income</b>	\$86,814	\$79,618	\$61,157
<b>Owner Occ. Housing</b>	8,674	22,397	48,724
<b>Renter Occ. Housing</b>	3,012	7,082	29,227
<b>Total Businesses</b>	1,382	2,841	6,757
<b>Total Employees</b>	11,972	27,297	74,867

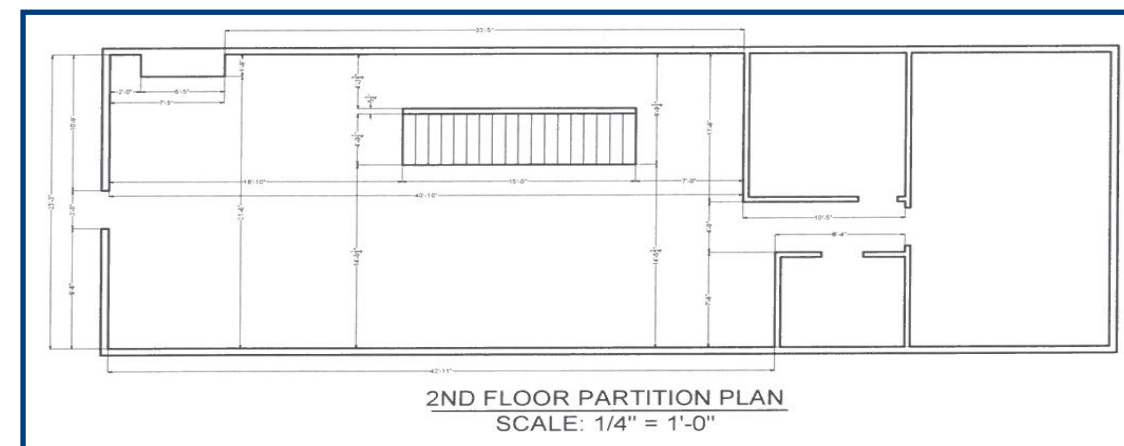
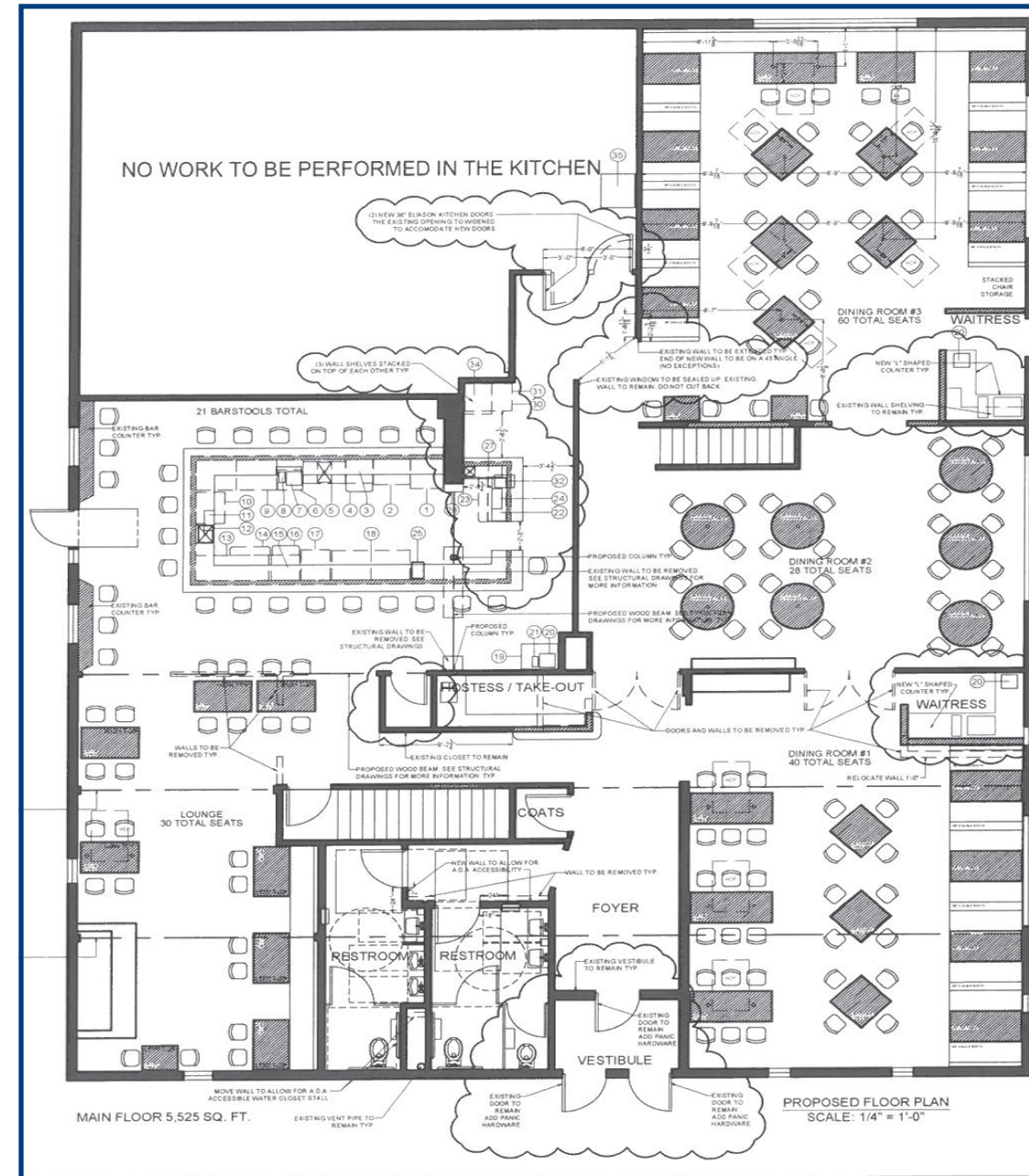
### For More Information Contact:

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