



Ground Lease or Build to Suit

- Located on extremely busy Newport Avenue (Route 1A) with 23,481 cars Daily
- Fully signalized intersection with Central Avenue with 17,083 cars daily
- Area retailers include: 2 Stop & Shops, Market Basket, CVS, Dollar General, Dollar Tree
- Just up the road from Hasbro corporate headquarters
- Very dense neighborhoods surrounding the site

2019 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population	114,646	230,766	418,376
Med HH Income	\$51,640	\$57,181	\$56,696

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MAP 12B, PARCEL 269
N/F
ADAM S. WARING
BK. 1404, PG. 17

PROPOSED
DUMPSTER
LOCATION

EXISTING BUILDING

EXIT ONLY

PROPOSED
COFFEE SHOP
W/ DRIVE THRU
1,250 S.F.

EXISTING BUILDING

PROPOSED
METAL STORE
3,000 S.F.

PROPOSED
BANK
W/ DRIVE THRU
2,000 S.F.

PROPOSED
MENU BOARD

ATM DRIVE

EXISTING BUILDING

DRIVE DRIVE

NEWPORT AVENUE
(PUBLIC)

23,481 ADT

CENTRAL AVENUE
(PUBLIC)
17,083 ADT



PAWTUCKET, RI

1253 Newport Avenue

SITE PLAN



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