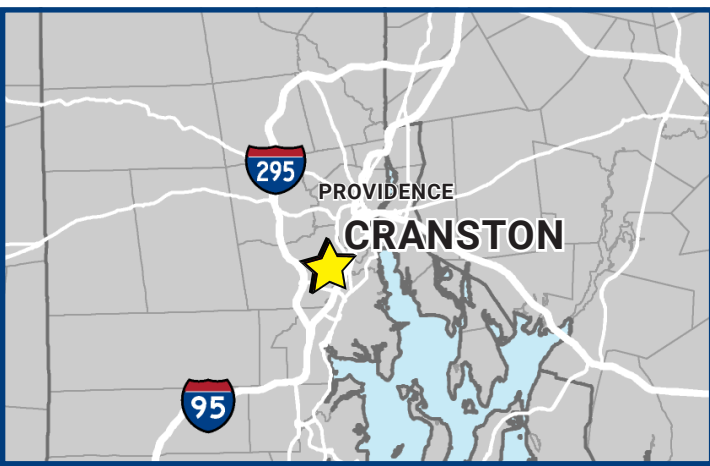
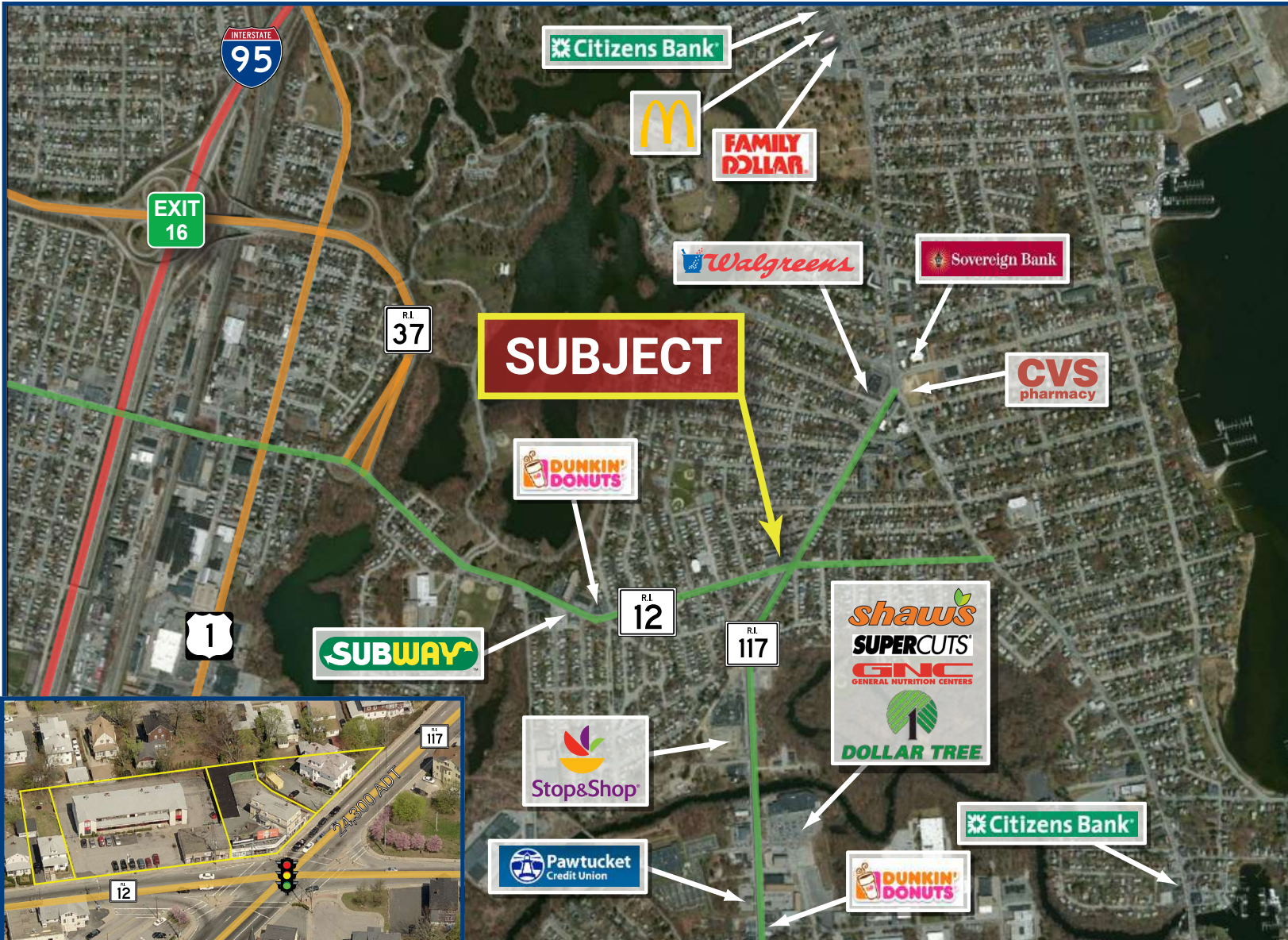


51,371 SF PLAZA/PAD SITE FOR SALE OR LEASE INVESTMENT | REDEVELOPMENT OPPORTUNITY

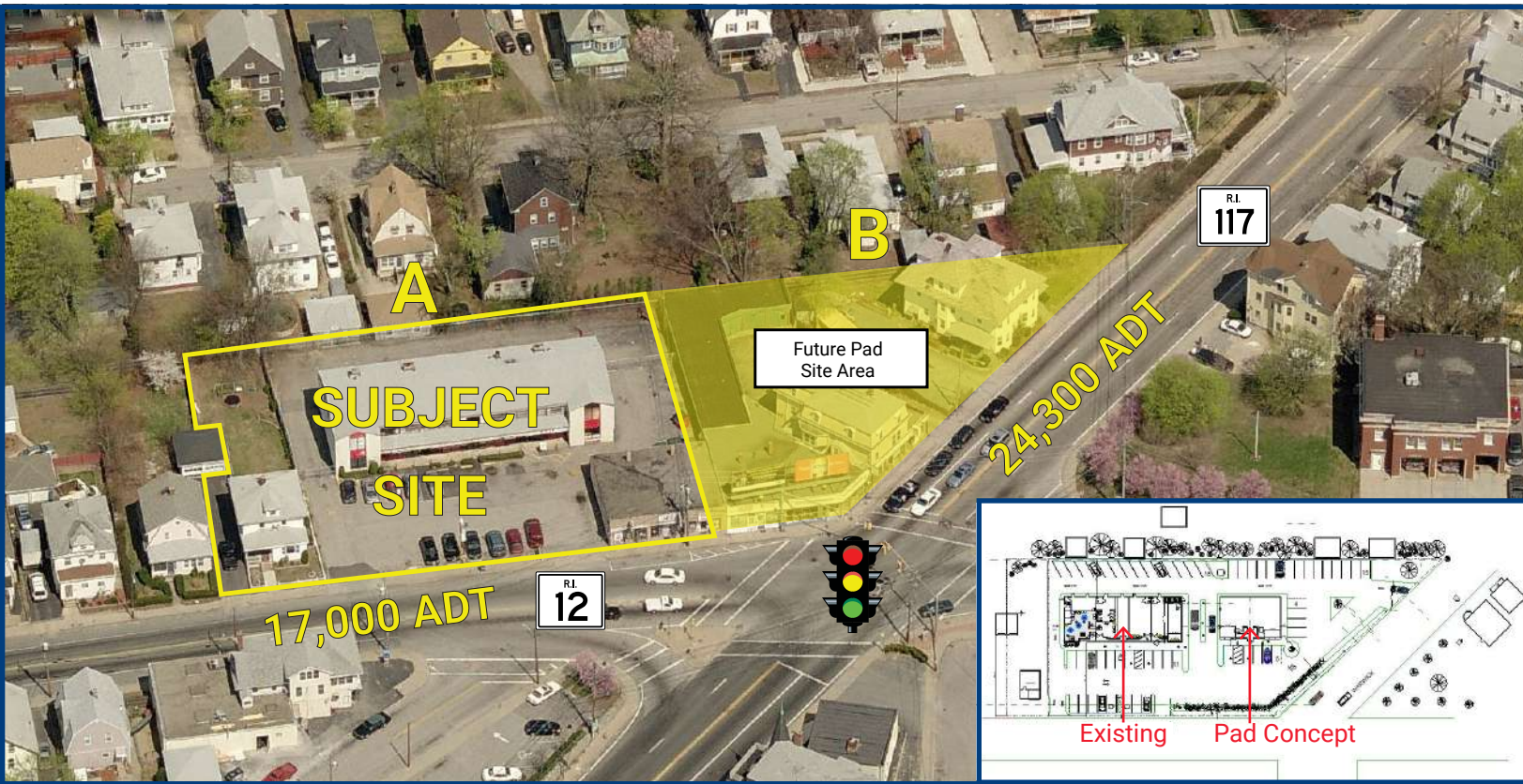
145 Warwick Avenue/Routes 117 & 12 • Cranston, RI



- Highlights:**
- Perfect Pad Site Area for a Bank, Retail, Coffee, Dental, Urgent Care and more.
 - Great investment or redevelopment opportunity with many options
 - Excellent pad site opportunity
 - 9,900 SF Two Storey Retail/ Office Building for sale or lease at a very busy intersection
 - Located near Super Stop & Shop, Shaw's, CVS, Walgreens and other national Retailers.

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Trade Area:

	1 - MILE	3 - MILE	5 - MILE
Total Population	14,470	124,142	326,896
Total Households	5,780	46,692	124,038
Med. HH Income	\$60,405	\$50,566	\$49,812
Owner Occ. Housing	3,420	24,630	60,370
Renter Occ. Housing	2,356	22,095	63,670
Total Businesses	411	4,661	14,259
Total Employees	3,963	75,456	230,985

Property Profile:

Land Area:	A: 31,469 SF B: 19,982 SF Total: 51,371 SF
Zone:	C2
Frontage:	250 Feet
Intersection:	Routes 12 & 117
Traffic Light:	Yes
Traffic Count:	24,300 ADT - Route 117
Services:	Municipal Water & Sewer
Signage:	Pylon & Building

For More Information Contact:

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