

# Warren, RI - Ocean State Plaza

601 Metacom Avenue, Warren, RI 02885

Retail Property For Lease



## LOCATION DESCRIPTION

Ocean State Plaza is a 126,196 +/- square foot shopping center located along heavily traveled Route 136 in Warren, Rhode Island. The center features a strong mix of national and regional tenants including Planet Fitness, Ocean State Job Lot, Family Dollar, Fantastic Sams, and East Bay Printing & Copying. Recent façade enhancements and a newly improved parking lot further enhance the property's appeal and visibility. Strategically positioned along Metacom Avenue, the site benefits from a signalized entrance, pylon signage, and over 250 parking spaces. This is an excellent opportunity for retailers and service-oriented users seeking a prominent location within a strong community retail corridor.

## PROPERTY HIGHLIGHTS

- Ocean State Plaza is a 126,196 +/- square foot shopping center located along heavily traveled Route 136 in Warren, Rhode Island.
- Recent façade enhancements and a newly improved parking lot further enhance the property's appeal and visibility.
- Strategically positioned along Metacom Avenue, the site benefits from a signalized entrance, pylon signage, and over 250 parking spaces.

## Offering Summary

|                           |                     |
|---------------------------|---------------------|
| Property Type             | Retail              |
| Property Subtype          | Neighborhood Center |
| Available Space           | 2,000 - 24,829 SF   |
| Building Size (Total GLA) | 126,196 SF          |
| Traffic Count             | 24,614              |
| Parking Spaces            | 250                 |
| Lease Rate                | Negotiable          |

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## SPACES

| Suite | Tenant                      | Size               |
|-------|-----------------------------|--------------------|
| 1     | Available                   | 10,000 - 24,500 SF |
| 2     | Ocean State Job Lot         | 32,000 SF          |
| 3     | Family Dollar               | 10,200 SF          |
| 4     | Blue Tile Bakery            | 1,200 SF           |
| 5     | East Bay Printing & Copying | 2,400 SF           |
| 6     | Nail Salon                  | 1,986 SF           |
| 7     | Available                   | 3,541 SF           |
| 8     | Fantastic Sams Salon        | 2,000 SF           |
| 9     | Available                   | 2,000 SF           |
| 10    | Boxdrop                     | 5,479 SF           |
| 11    | Ocean State Liquors         | 2,500 SF           |
| 12    | Available                   | 2,500 SF           |
| 13    | Planet Fitness              | 23,042 SF          |
| Pad 1 | Available                   | 0.57 Acres         |
| Pad 2 | Citizens Drive Up ATM       | 5,000 SF           |



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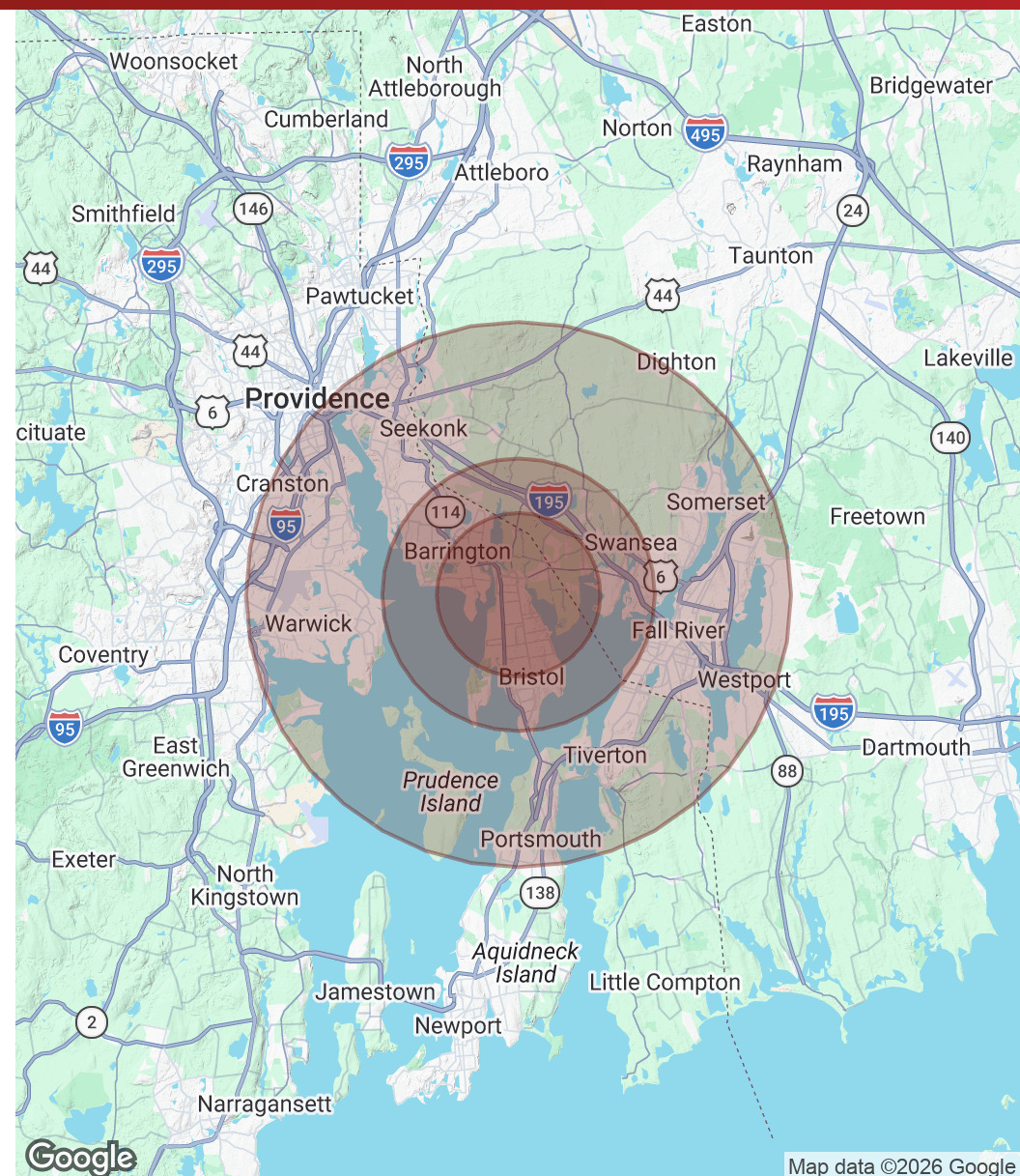
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| Population           | 3 Miles | 5 Miles | 10 Miles |
|----------------------|---------|---------|----------|
| Total Population     | 35,671  | 74,135  | 423,745  |
| Average Age          | 47.3    | 44.7    | 42.6     |
| Average Age (Male)   | 45.7    | 43.9    | 41.2     |
| Average Age (Female) | 49.8    | 46.5    | 44.2     |

| Households & Income | 3 Miles   | 5 Miles   | 10 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 14,214    | 28,952    | 174,301   |
| # of Persons per HH | 2.5       | 2.6       | 2.4       |
| Average HH Income   | \$144,061 | \$138,933 | \$105,936 |
| Average House Value | \$518,615 | \$499,167 | \$408,102 |

2023 American Community Survey (ACS)



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