

R SEBROOK COMMONS

UP TO ± 21,000 RETAIL SPACE AVAILABLE FOR LEASE



1747 West Main Road

Middletown, RI

 CUSHMAN & WAKEFIELD | HAYES & SHERRY

146 Westminster Street, 2nd Floor
Providence, RI 02903
hayessherry.com

HAYESSHERRY.COM



Rosebrook Commons

1747 W Main Road, Middletown, RI



HAYES & SHERRY

LOCATION

Rosebrook Commons at 1747 West Main Road in Middletown, Rhode Island, is a premier mixed-use development offering a unique opportunity for businesses to establish themselves in one of Aquidneck Island's fastest-growing commercial corridors. Featuring approximately 21,000 square feet of retail space alongside 144 apartment residences, the project is designed to create a vibrant, walkable destination that blends modern living with everyday convenience. With exceptional visibility along Route 114, strong traffic counts, on-site parking, and direct access to Newport and Portsmouth, Rosebrook Commons provides tenants with outstanding exposure in a thriving year-round market.

ASKING RATE

Upon request

PROPERTY FEATURES

- ± 21,000 SF of Retail Space
 - 10 Units
 - Unit range: ± 1,475 – 2,780 SF
- ± 180,830 SF of Multifamily Development Project
 - Permitted for 8 Residential Buildings
- ± 15.55 Acres of land area
- 144 Units
- Year Built: 2026
- 336 Surface Parking

NEIGHBORS

Lifespan, University Ortho, Naval Station Newport, Cox, Sherwin Williams, Barnes and Noble, Petco, Starbucks, Ivy Rehab, Verizon, HR Block, Raytheon, Verizon, Dollar Tree, Aldi, Shaw's, BJ'S

TRAFFIC COUNTS

West Main Road & Thelma Lane: 26,850 VPD
(.11 mi from site)

West Main Road & East Main Road : 28,965 VPD
(.90 mi from site)

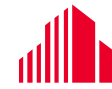






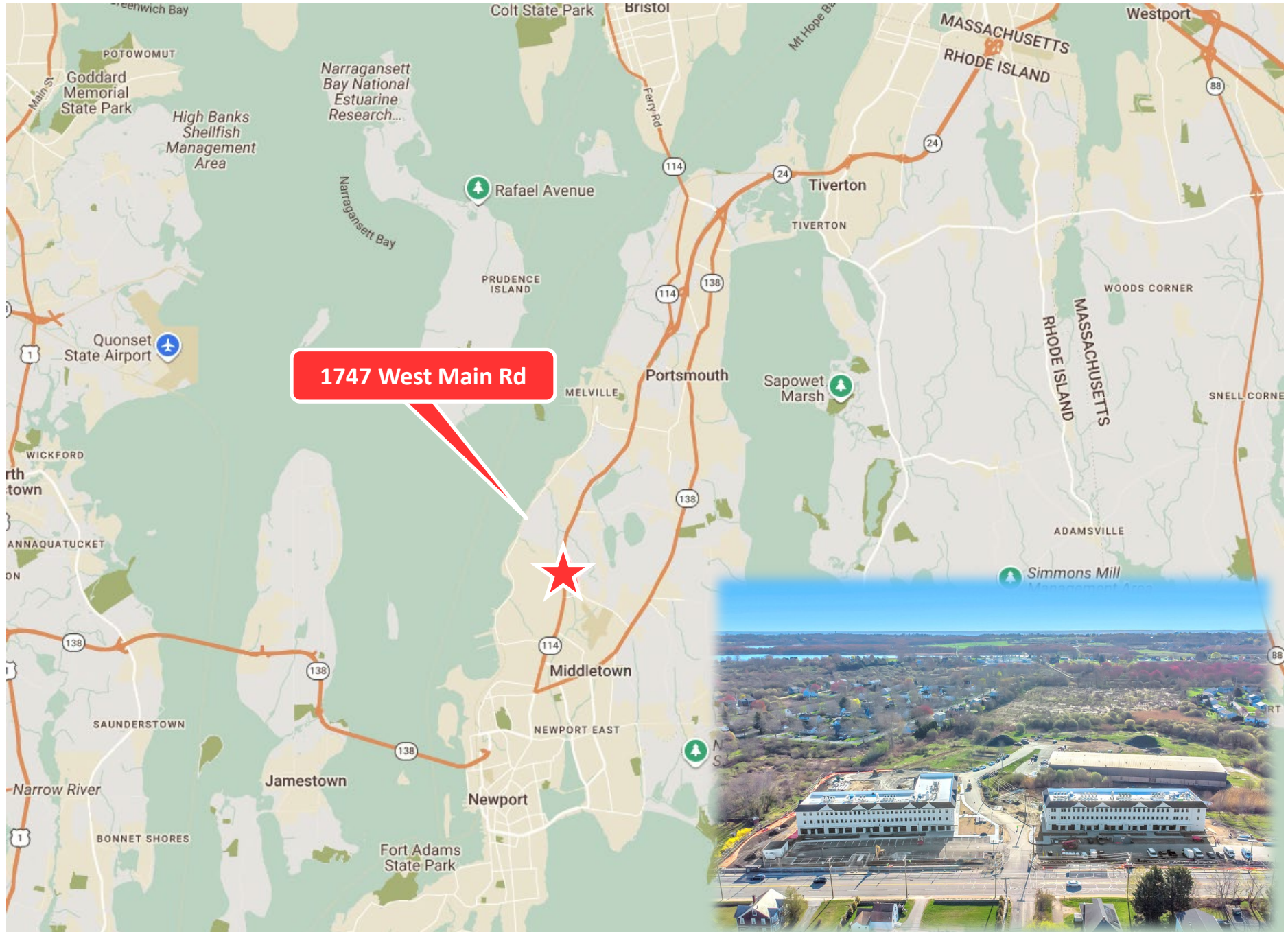
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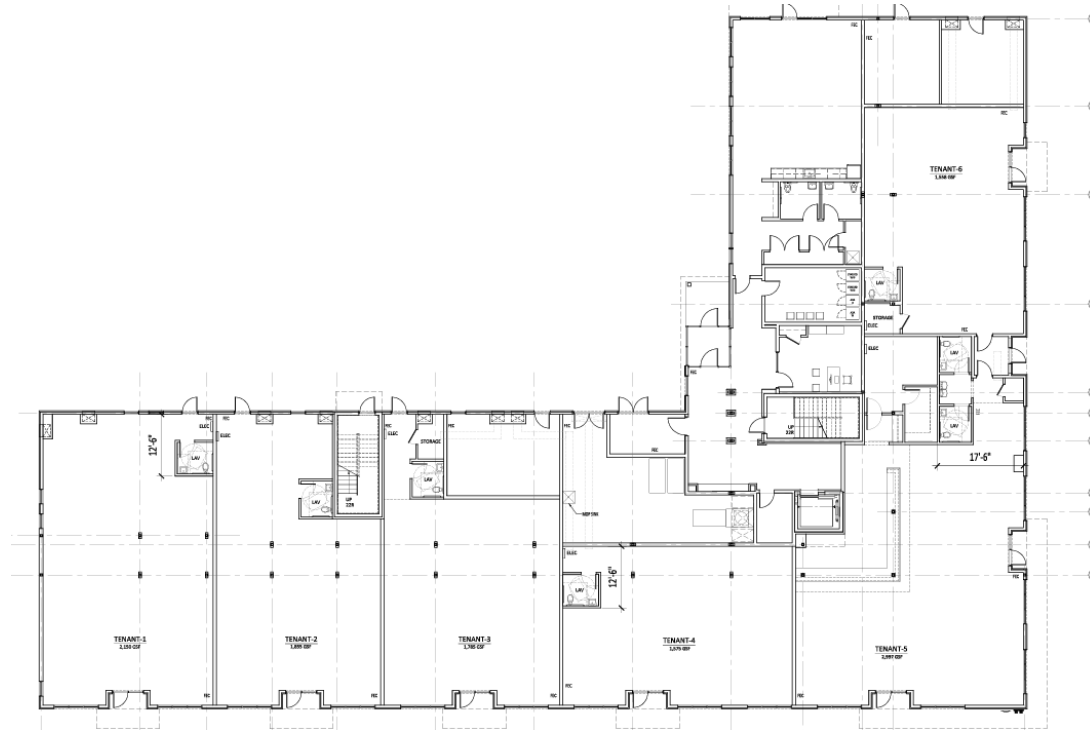




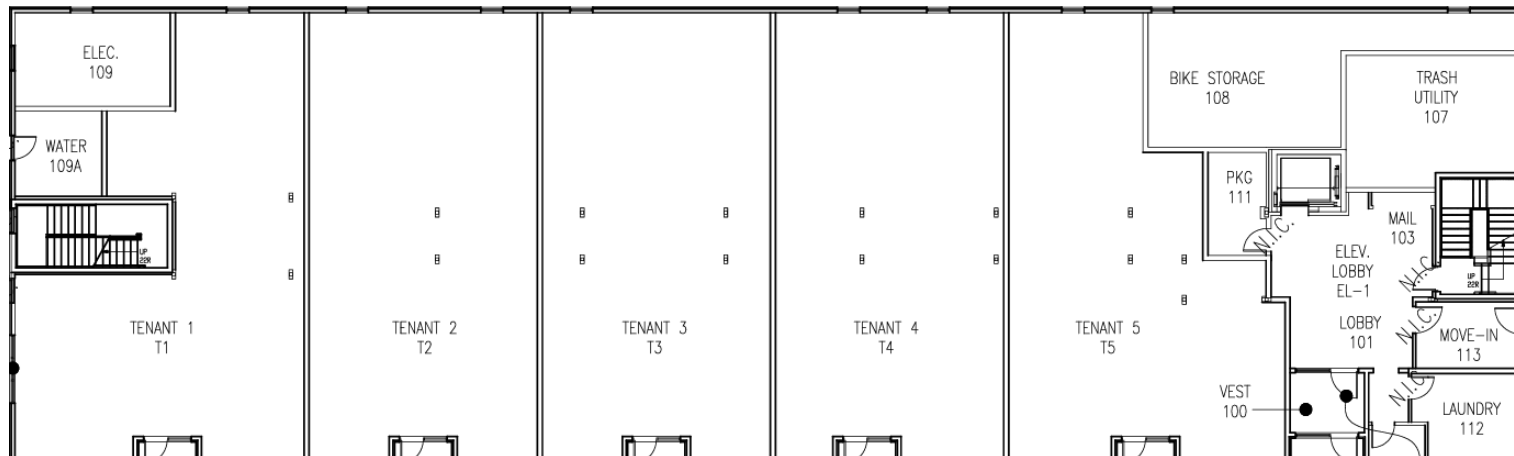
FLOOR PLANS



HAYES & SHERRY



A-1 FIRST FLOOR



A-2 FIRST FLOOR



EXTERIOR RENDERINGS



CUSHMAN &
WAKEFIELD

HAYES & SHERRY

Building A-1



TENANT 1

TENANT 2

TENANT 3

TENANT 4

TENANT 5

West Elevation



TENANT 5

TENANT 6

South Elevation



EXTERIOR RENDERINGS



CUSHMAN &
WAKEFIELD

HAYES & SHERRY

Building A-2



TENANT 1

TENANT 2

TENANT 3

TENANT 4

TENANT 5

West Elevation



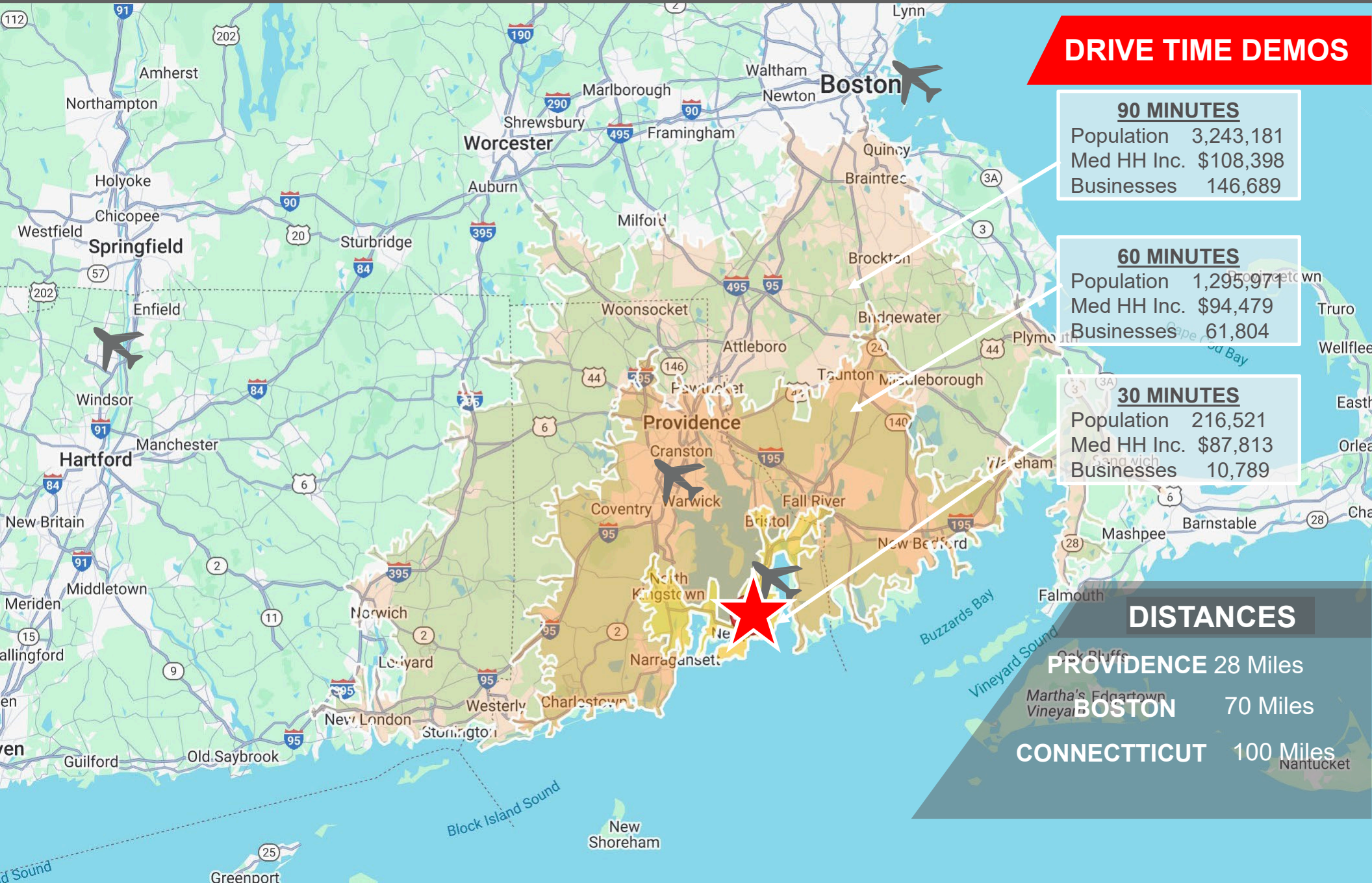
TENANT 1

South Elevation

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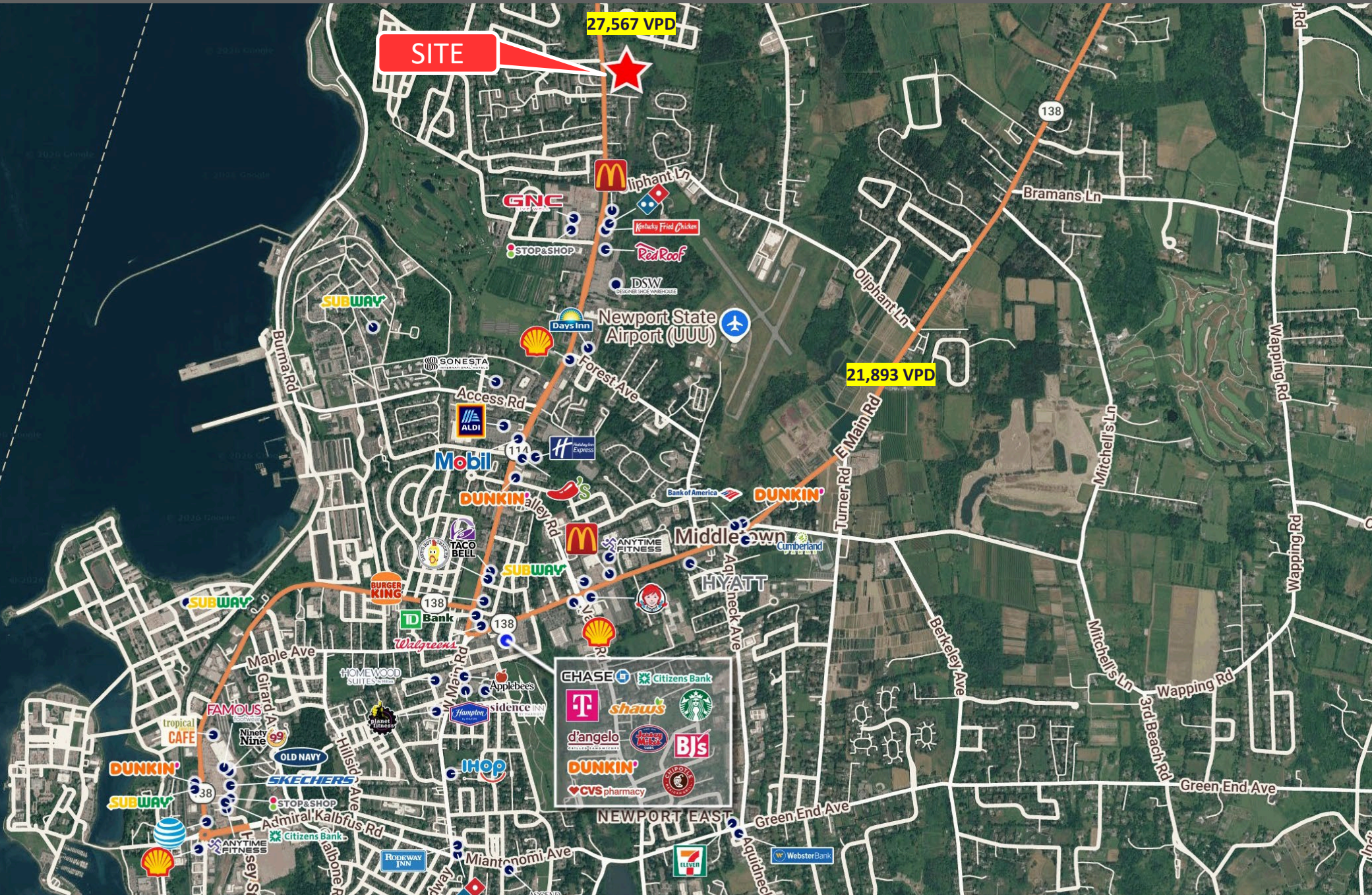
REGIONAL LOCATION MAP



R SEBROOK COMMONS

1747 W Main Road, Middletown, RI

RETAIL AERIAL MAP



ROSEBROOK COMMONS

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