

RETAIL SPACE FOR LEASE



1237 WEST SHORE ROAD

Warwick, RI 02889

DAN FEINER

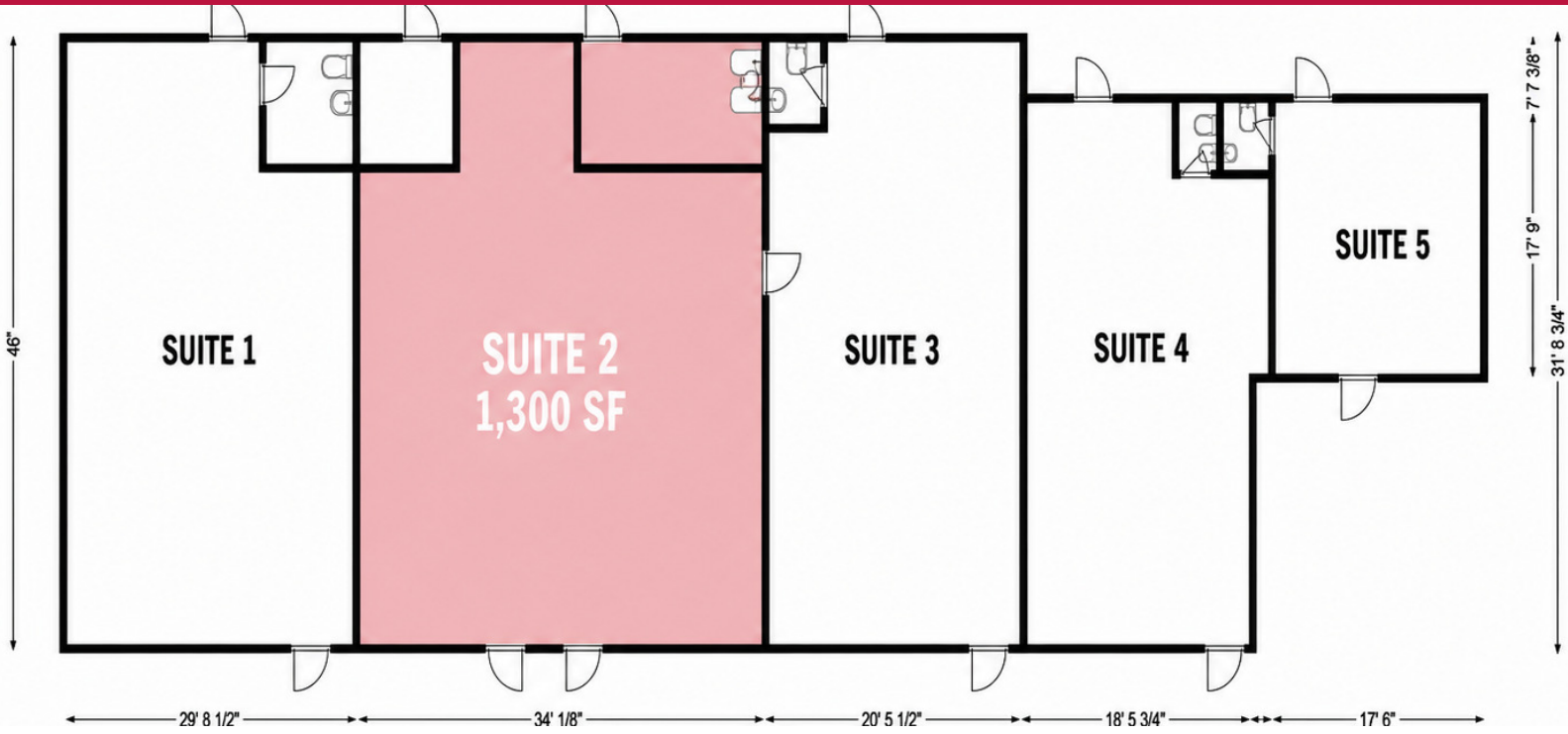
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MG COMMERCIAL

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Last available space at 1237 West Shore Road. Open floor plan with front windows allowing for natural light into the space. Storefront parking for customers with strong signage opportunities, easy access and good street visibility.

PROPERTY HIGHLIGHTS

- Dense Population
- Strong Traffic Count
- Storefront Parking
- Open Floor Plan
- Pylon Signage Available

LOCATION DESCRIPTION

Strategically positioned on busy West Shore Road, this location offers strong visibility and convenient access within one of Warwick's primary commercial corridors. The property is just minutes from TF Green International Airport and Warwick Mall, and benefits from its proximity to dense residential neighborhoods and established retail areas. Easy access to Interstate 95 and Route 37 supports strong regional connectivity and consistent traffic flow.

OFFERING SUMMARY

Lease Rate:	\$2,200 per month (MG)
Suite 2 Available SF:	1,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,880	19,316	51,912
Total Population	9,213	45,242	125,779
Average HH Income	\$97,326	\$113,857	\$118,775

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ADDITIONAL PHOTOS

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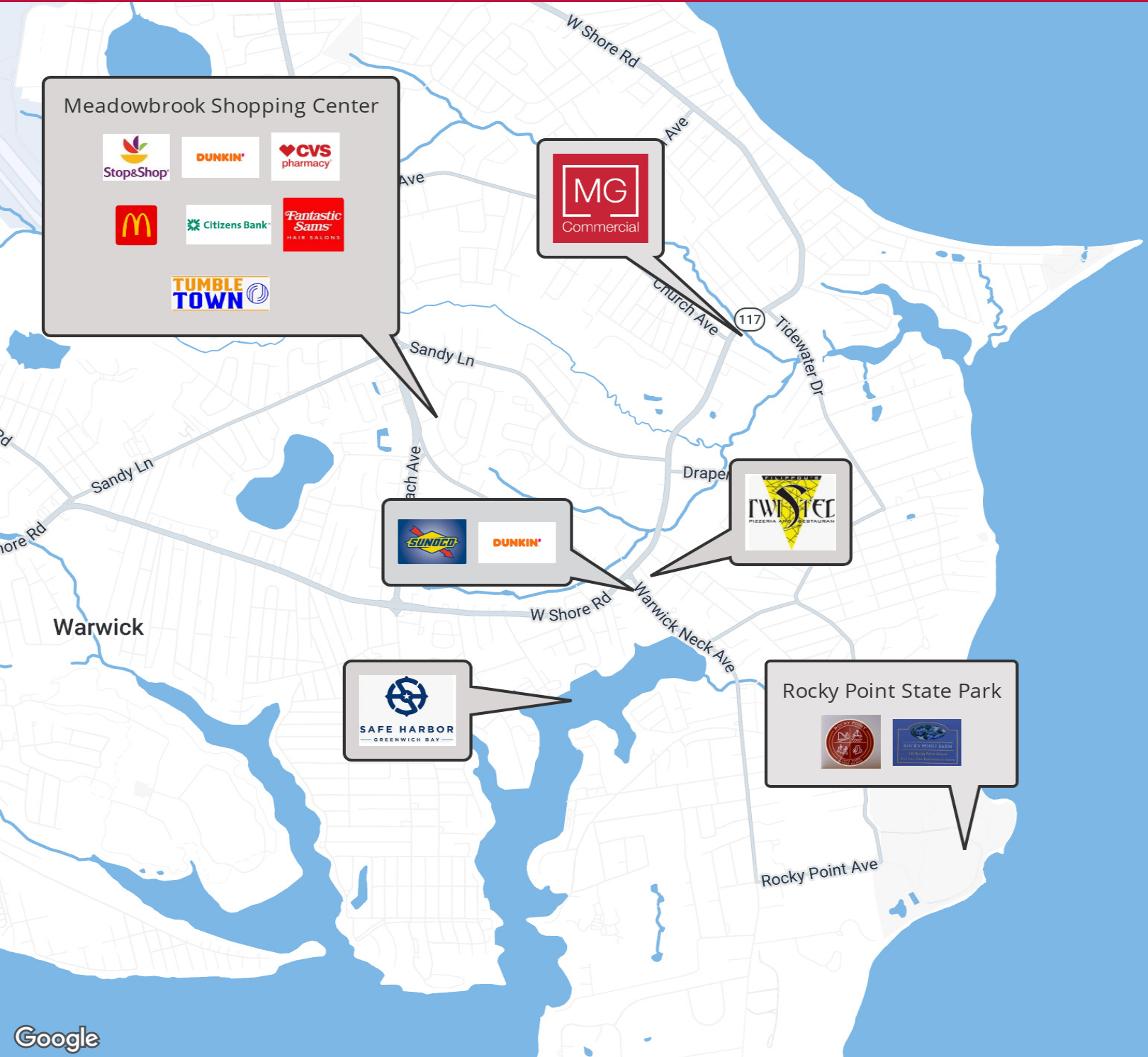
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LOCAL AMENITIES

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