

85 Granite Street Westerly, RI

± 1,532 SF RESTAURANT SPACE | FOR LEASE



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LOCATION SUMMARY

85 Granite Street is strategically positioned along Westerly's Route 1 commercial corridor, one of the town's primary retail and service districts. The location provides convenient access to Downtown Westerly, Route 78, Pawcatuck, CT, Watch Hill, and the Misquamicut beach area, while benefiting from strong visibility and exposure along this established commercial corridor. The property is close to the Westerly train station and is surrounded by a mix of retail, restaurants, services, and residential neighborhoods, making it a well-positioned location for a variety of commercial uses.

PROPERTY FEATURES:

- ± 1,532 SF Available for lease
 - Former restaurant use with an established commercial layout
- 18 Parking Spaces
- Year Built: 1970
- Frontage: 137' on Granite Street
- Excellent visibility and accessibility
- Prominent location along Granite Street / Route 1

NEIGHBORS

Cumberland Farms, CVS, Walgreens, Aldi, TJ-Maxx, Stop & Shop, Burger Kings, Starbucks, Dunkin', Bank of America, Citizen Bank, Chase Bank

TRAFFIC COUNTS

Granite Street & School Street: 17,003 VPD
(.09 mi from site)

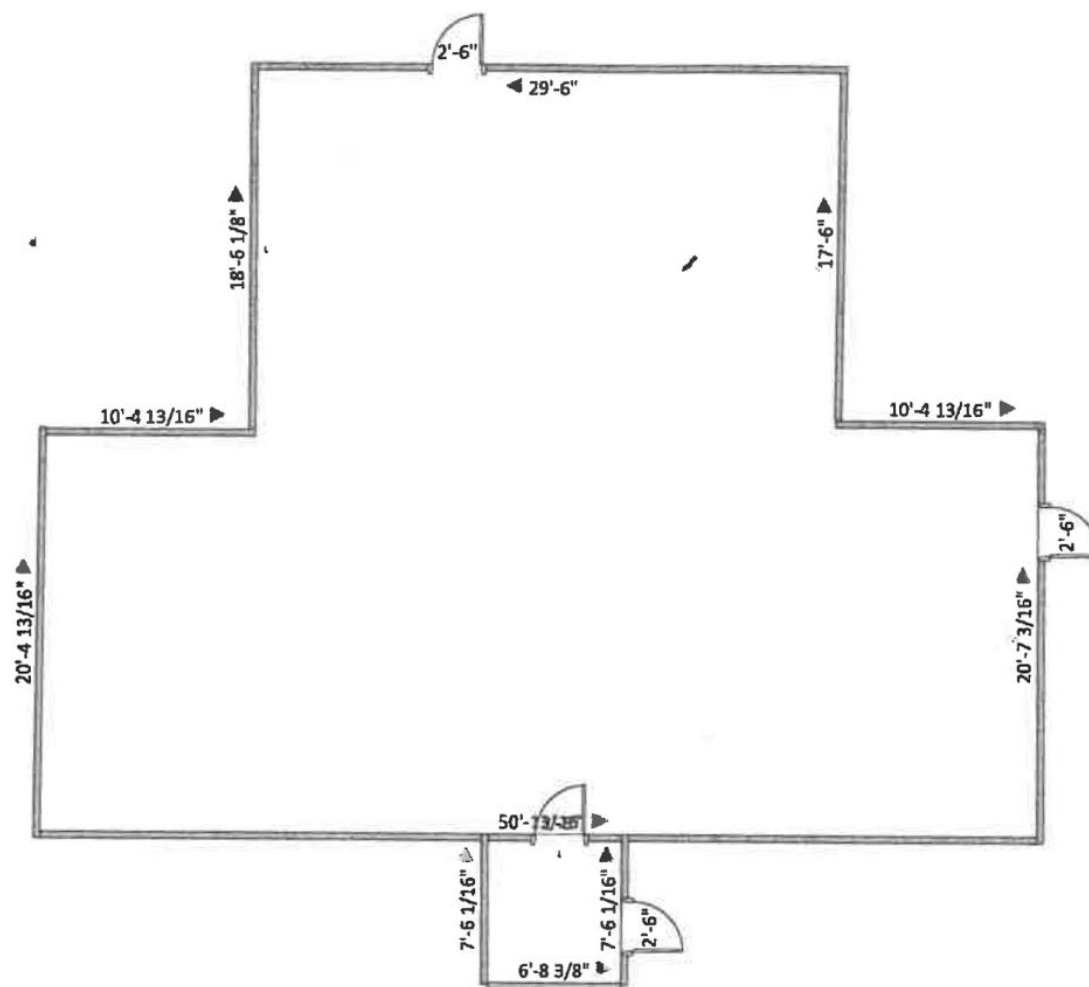
Broad Street & Granite Street: 21,498 VPD
(.20 mi from site)



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FLOORPLAN

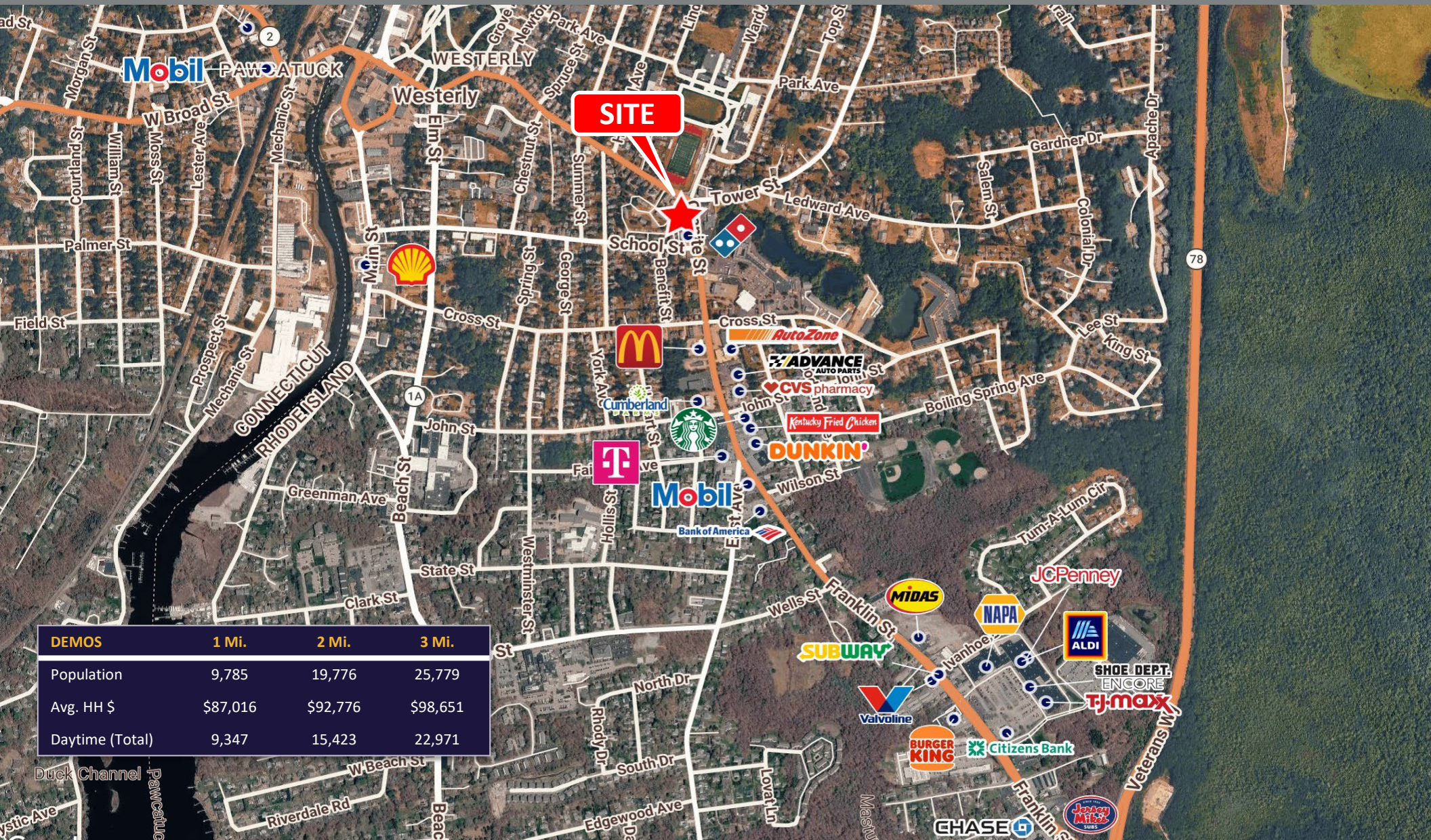




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LOCATION AERIAL



85 GRANITE STREET

WESTERLY, RHODE ISLAND

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