

2574 WEST SHORE ROAD

WARWICK, RHODE ISLAND



LOCATION

Strategically located at the high-traffic intersection of West Shore Road (Route 117) and Warwick Avenue (Route 1A), serving as the primary gateway to the affluent Warwick Neck and Longmeadow areas.



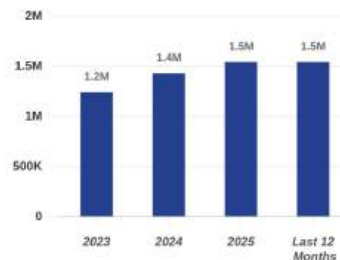
NEARBY

Ace Hardware, Burger King, TD Bank, Dunkin Donuts, Subway, Walgreens, Dollar General



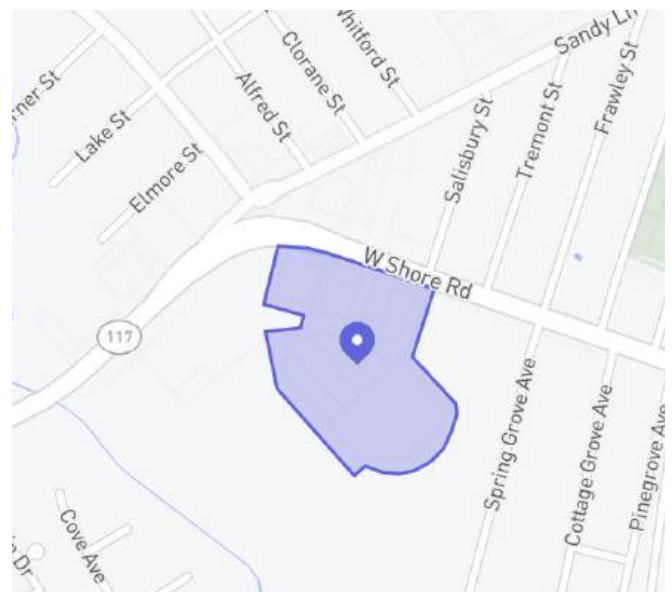
FOOT TRAFFIC TREND

Visits YoY: **+7.8%**
Visits Yo2Y: **+24.3%**
Visits Yo3Y: **+32.9%**



SPACE (GLA)

49,332 SF



WEST SHORE ROAD

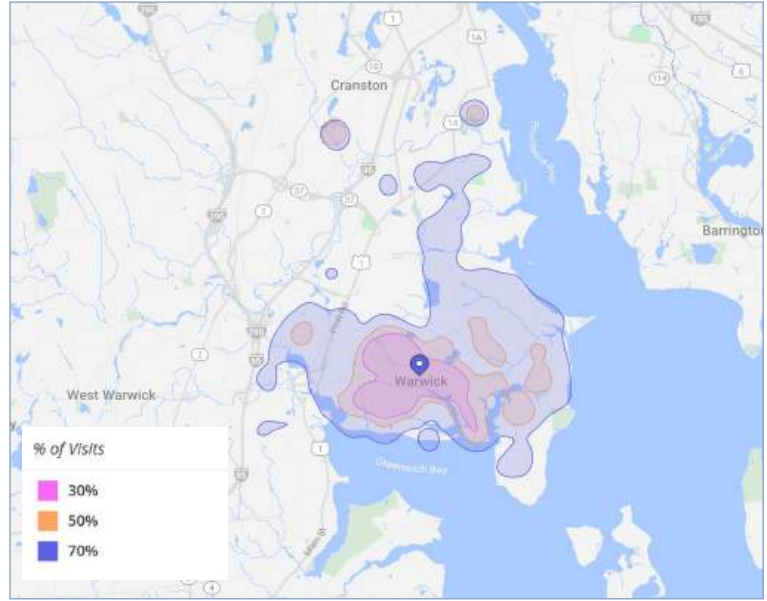
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.7053/-71.4154	319

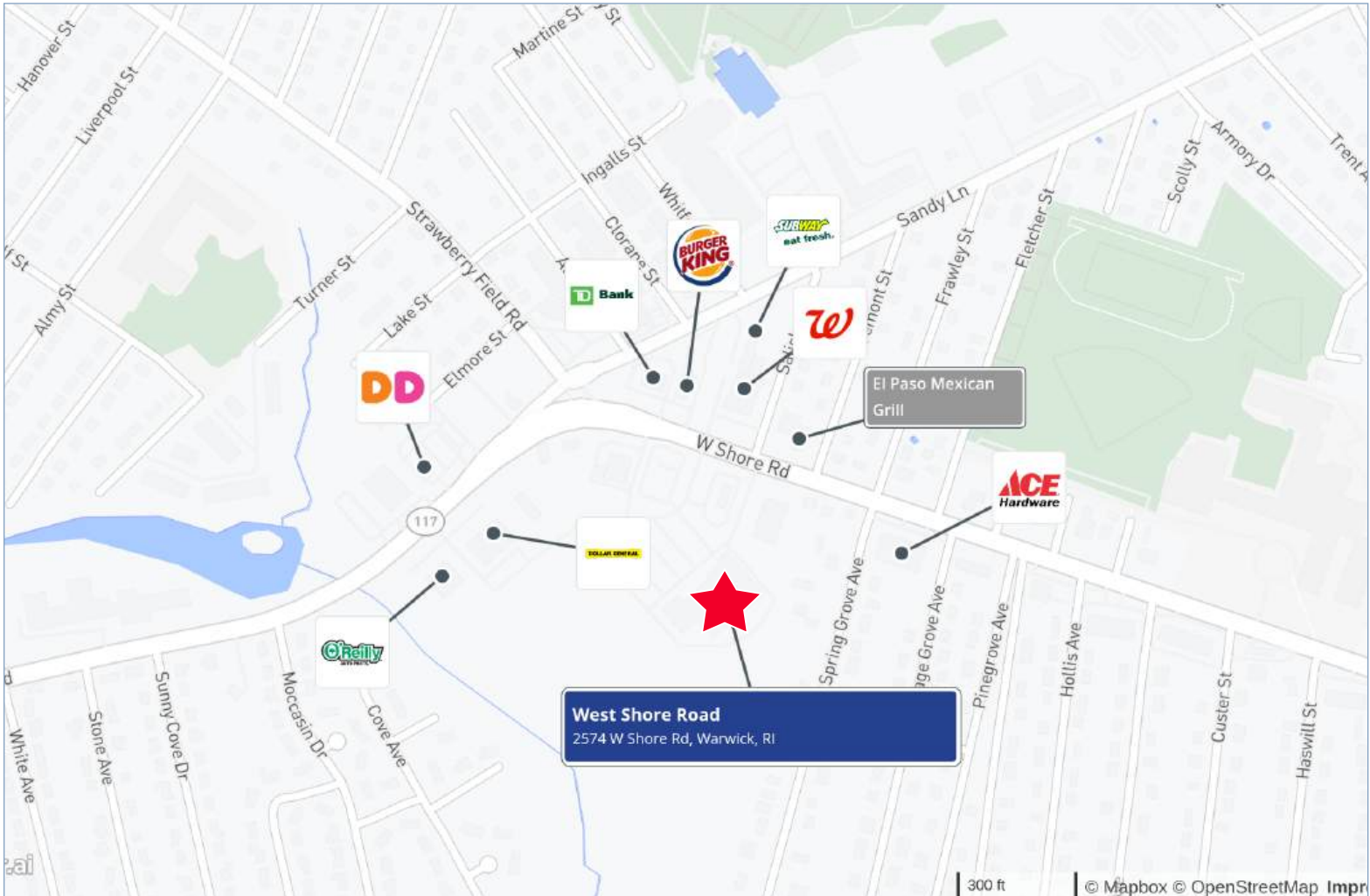
TRAFFIC COUNT	CARS/DAY
West Shore Road	28,000

2025	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	13,118	57,742	132,713
<i>Estimated Avg. HH Income</i>	\$126,441	\$122,303	\$123,047

TRUE TRADE AREA



TRADE MAP



SITE PLAN



TENANTS		
	SQUARE FEET	WIDTH X LENGTH
Available Retail A	6,500 SF	65' x 100'
Citizens Bank	2,534 SF	
Dave's Marketplace	32,263 SF	
Starbucks	2,289 SF	
Taco Bell	2,246 SF	
Tropical Smoothie Cafe	1,825 SF	
Wing Stop	1,675 SF	

AVAILABLE



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AVAILABLE RETAIL A



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