

RETAIL/OFFICE PROPERTY FOR LEASE



1041 TEN ROD ROAD

North Kingstown, RI 02852

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

4,000 SF retail/office space available adjacent to Navigant Credit Union with ample storefront parking. Join this vibrant and active shopping center anchored by Walmart, Petco, Navigant Credit Union and several other retail tenants in this well-rounded regional shopping center. The Center is equipped with attractive storefront façades, excellent curb appeal, easy highway access, and plenty of storefront parking. The 4,000 SF of available space could be maintained as office space or converted to retail.

PROPERTY HIGHLIGHTS

- Busy Regional Shopping Center
- 4,000 SF Endcap Retail/Office
- Strong Income Market
- Convenient Highway Access
- Strong Curb Appeal
- Sufficient Storefront Parking
- 90 Condos & 62 Apartments Under Development

LOCATION DESCRIPTION

Wickford Junction Shopping Center is strategically located directly at a signalized intersection on Ten Rod Road (RT 102) in North Kingstown, with great highway access from exit 3A off of busy RT 4. The shopping center is a Walmart-anchored center adjacent to the Wickford Junction/Amtrak Train Station, catering to South County. There is dense traffic and strong income within the trade area. Other retailers in the market include Stop & Shop, Home Depot, Petco, Starbucks, Firehouse Subs, Navigant Credit Union, and Wendy's.

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr (NNN)
Available SF:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	892	7,301	14,679
Total Population	2,391	17,587	37,063
Average HH Income	\$154,419	\$147,604	\$157,376

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ADDITIONAL PHOTOS



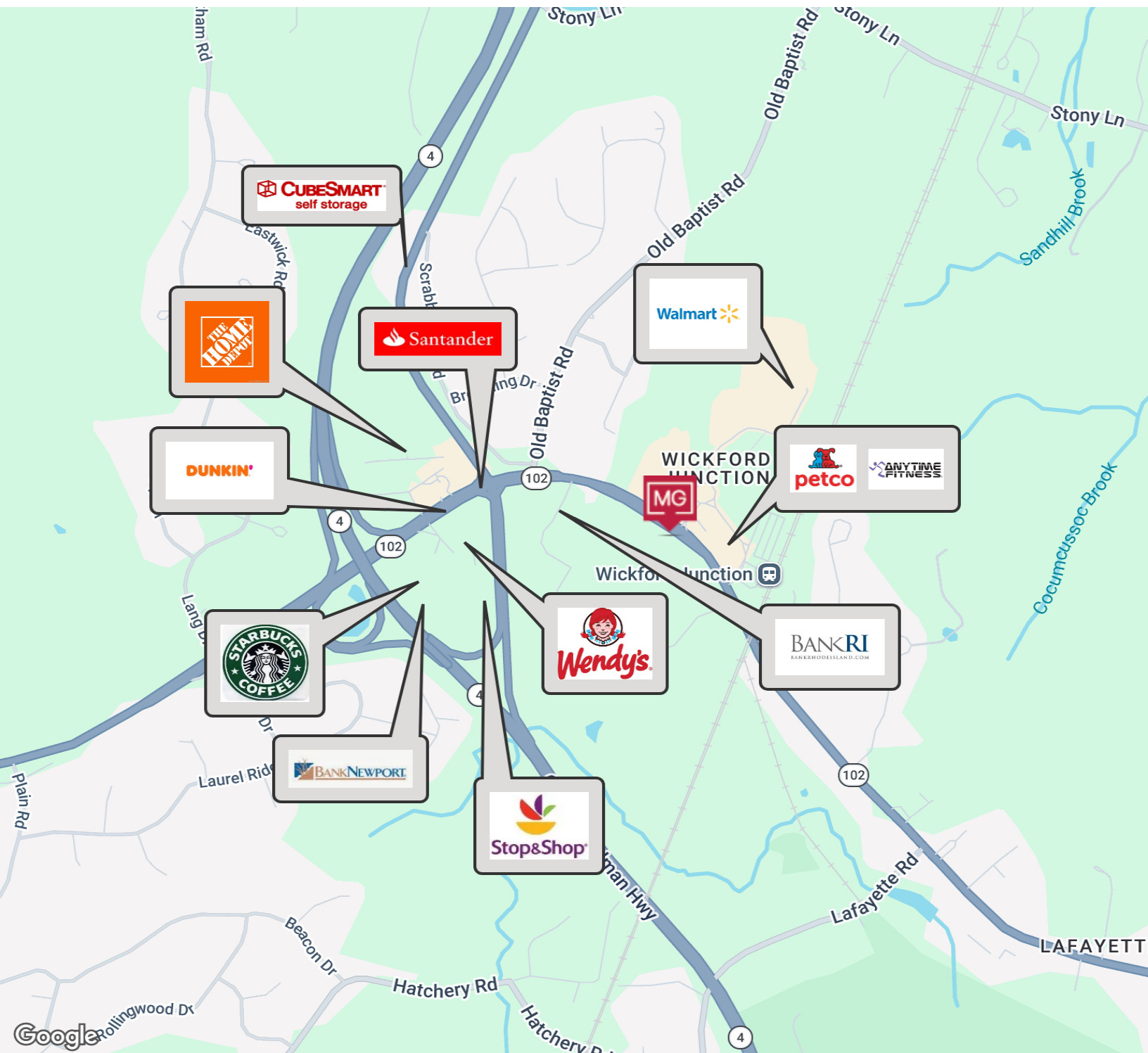
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LOCAL AMENITIES



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