

1400 WEST MAIN ROAD

MIDDLETOWN, RHODE ISLAND



LOCATION

Prime location along West Main Road, positioned within a high-traffic Aquidneck Island retail corridor serving Newport, Middletown, Portsmouth and surrounding communities.

SPACE (GLA)

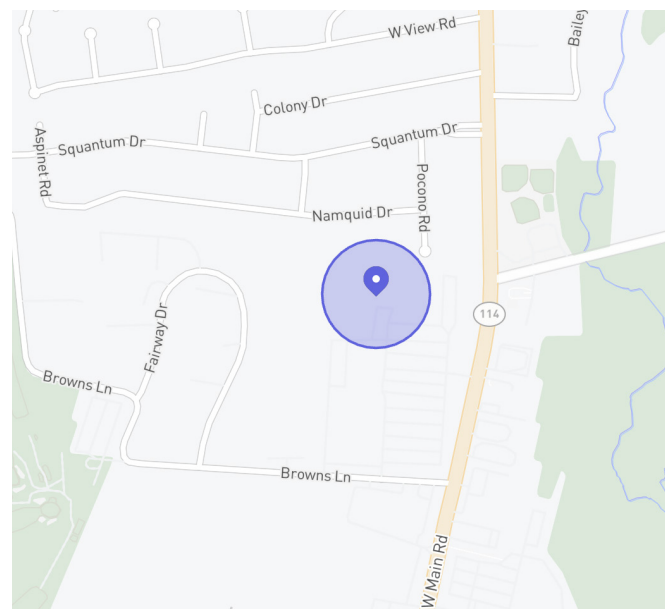
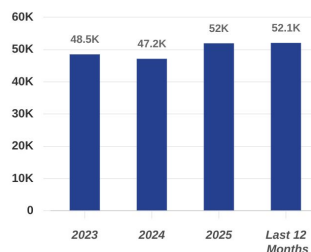
1,940 SF

NEARBY

Stop & Shop, McDonald's, KFC, Domino's, Rent-a-Center, GNC, Barnes & Noble, Petco, Ulta, Michaels

FOOT TRAFFIC TREND

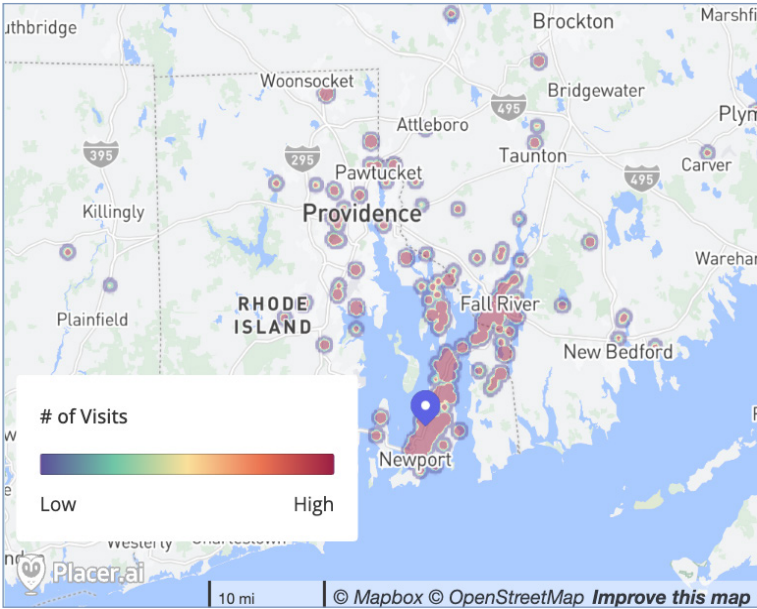
Visits YoY: **+11.8%**
Visits Yo2Y: **+1.8%**
Visits Yo3Y: **+10.6%**



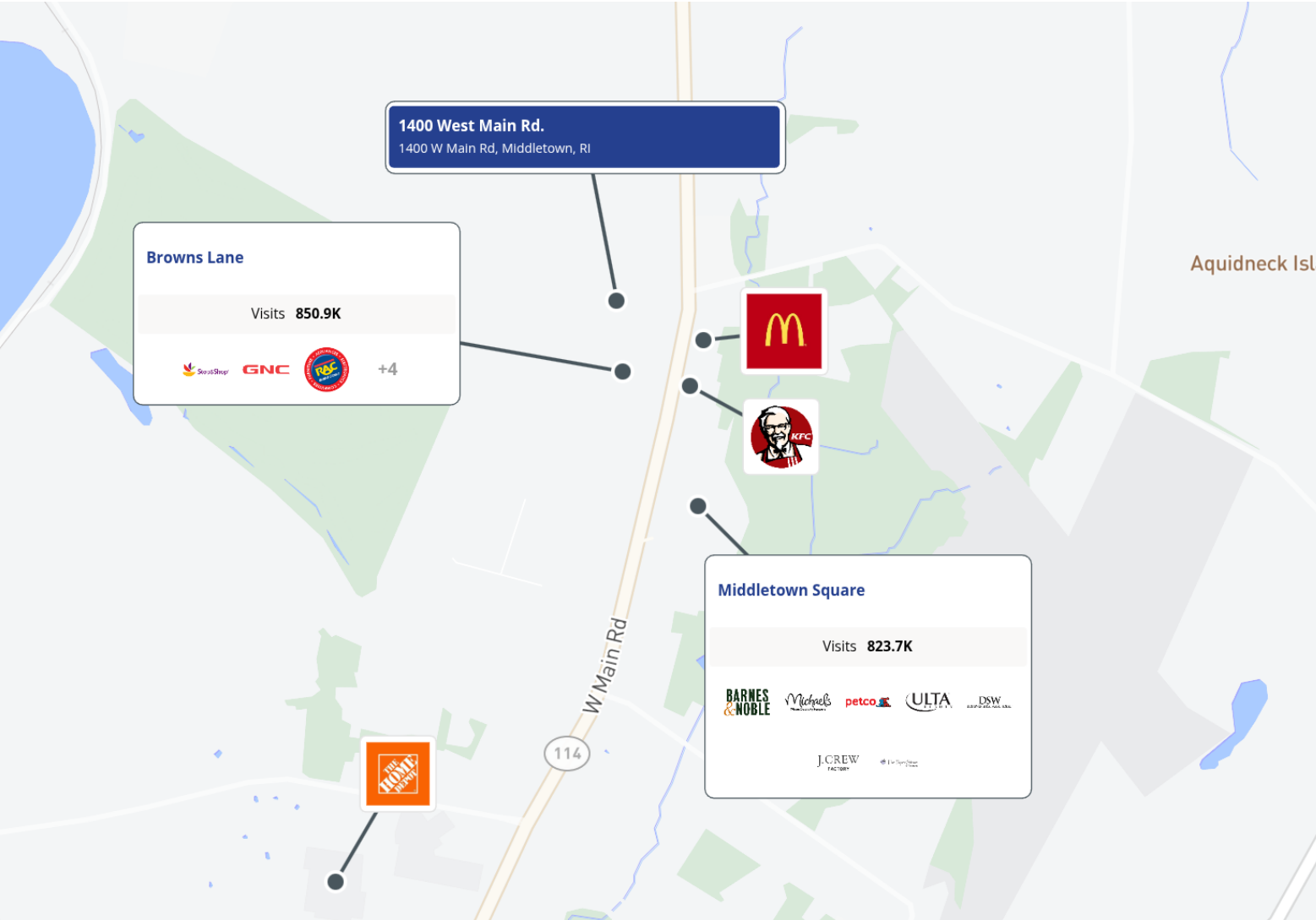
LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.5388/-71.2931		1,940 SF	
TRAFFIC COUNT		CARS/DAY	
West Main Road		24,600	
2025	1-MILE	3-MILE	5-MILE
Estimated Population	5,971	27,902	53,805
Estimated Avg. HH Income	\$131,049	\$127,563	\$152,964

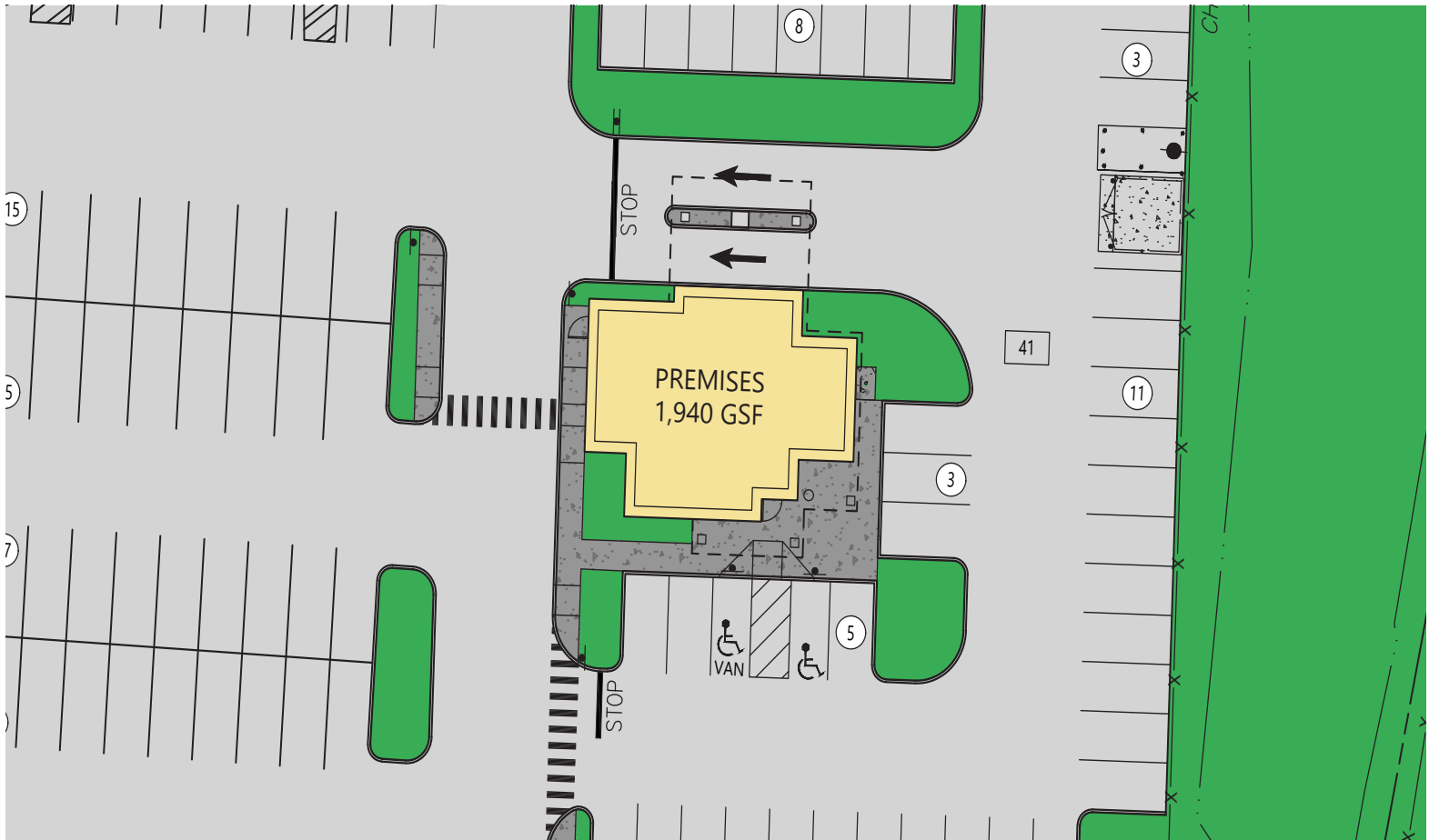
TRUE TRADE AREA



TRADE MAP



SITE PLAN



TENANTS	
	SQUARE FEET
Available Bank Pad	1,940 SF

 AVAILABLE

FOR MORE INFORMATION, CONTACT:

Peter Flynn • 401.273.6800 x141 • PFlynn@CarpionatoGroup.com

Joe Pierik • 401.273.6800 x126 • JPierik@CarpionatoGroup.com