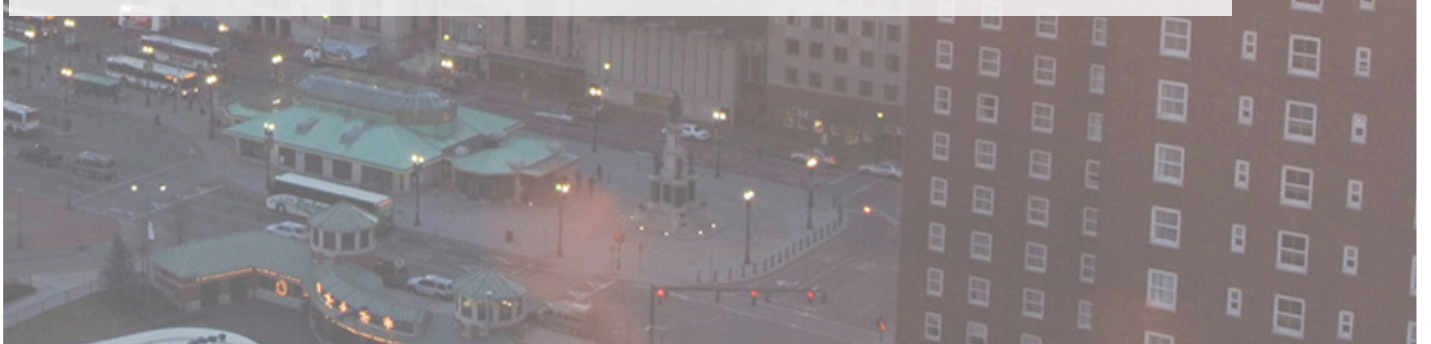


sweeney
REAL ESTATE & APPRAISAL

RETAIL FOR LEASE

**2841 PAWTUCKET AVENUE
EAST PROVIDENCE - RHODE ISLAND**



56 Exchange Terrace, Suite 310 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



JAY KERN | JKERN@SREARI.COM | 401-331-9300 X206 | 401-523-1049

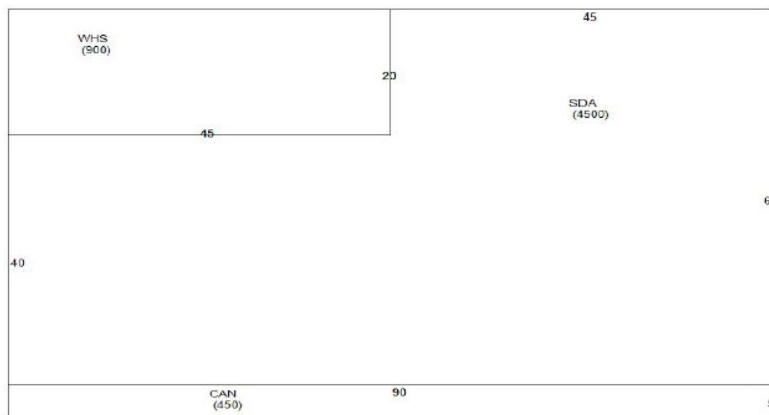
2841 PAWTUCKET AVENUE EAST PROVIDENCE - RHODE ISLAND

Rental Rate: \$5,000/Month
Lease Type: NNN

PROPERTY DETAILS

- Riverside Retail Site
- 5,400± SF Building
- 0.22± Acres of Land
- 100+ FT Frontage
- 4,500 SF Open Area & 900 SF Warehouse
- Large Display Windows
- High Traffic Count
- Along Bus Line
- Nine (9) Parking Spaces
- Zoning Commercial (C-2)
- Just Off Wampanoag Trail
- Neighbors Cumberland Farms, Eastern Bank & MI School

FLOOR PLAN

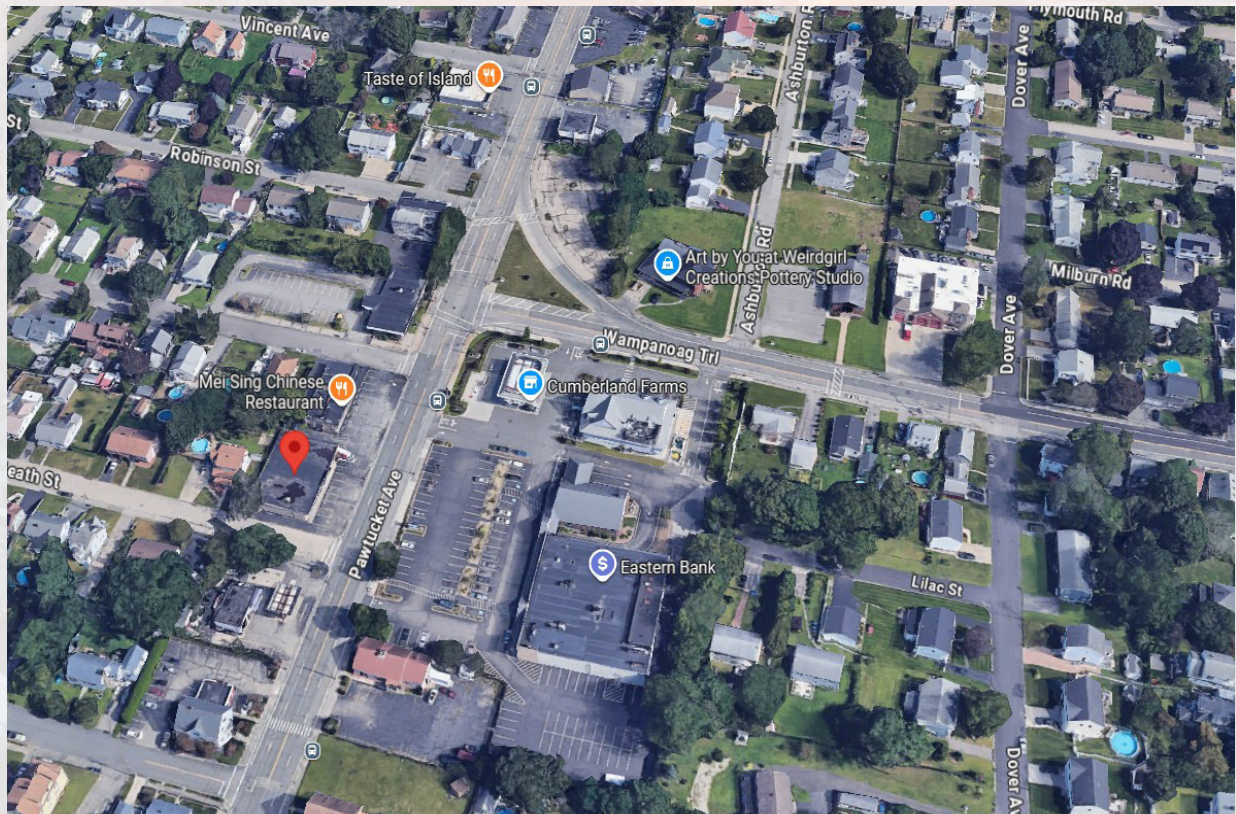


2841 PAWTUCKET AVENUE EAST PROVIDENCE - RHODE ISLAND

DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	11,234	\$102,760
3 Miles	104,555	\$100,967
5 Miles	310,940	\$100,005

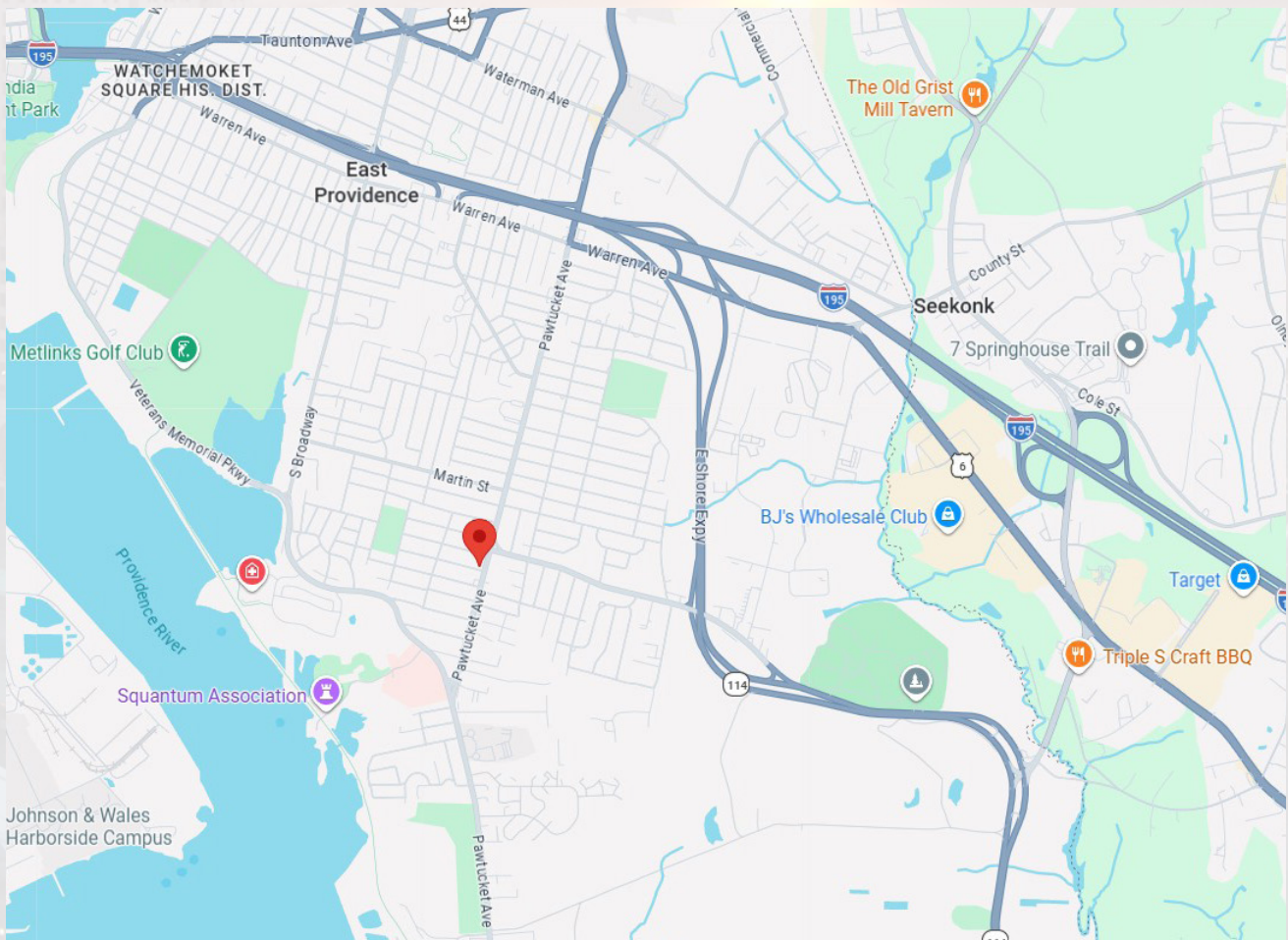
AERIAL VIEW



2841 PAWTUCKET AVENUE EAST PROVIDENCE - RHODE ISLAND

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LOCATION MAP



**2841 PAWTUCKET AVENUE
EAST PROVIDENCE - RHODE ISLAND**

ADDITIONAL PHOTOS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.



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