

1584 Warwick Ave

Warwick, RI

± 3,150 SF RETAIL SPACE AVAILABLE / FOR LEASE

LOCATION

1584 Warwick Ave is located along one of Warwick's primary commercial corridors in the city's Apponaug/Airport area. The property benefits from strong visibility and daily traffic exposure on Warwick Avenue, with convenient access to Route 37, Interstate 95, T.F. Green International Airport, and Downtown Providence. Surrounded by a mix of retail, office, restaurants, and neighborhood amenities, providing excellent accessibility for customers and employees. This central Warwick location provides efficient connectivity throughout Rhode Island and Southeastern Massachusetts, making it well-suited for retail and service-based users.

PROPERTY FEATURES

- ± 4,405 Freestanding retail building
- ± 3,150 SF Restaurant space with drive-thru
- ± 1.15 Acres of land area
- Year Built: 2000
- 28 Surface parking
- 68,900 vehicles per day at intersection
- Strong visibility and traffic counts
- Full access and visibility to traffic light.

NEIGHBORS

Warwick Mall, Chapel View, Garden City, T.F Green Airport, Stop and Shop, Shaw's, Walgreens, CVS, Citizens Bank, Santander, Bank of America, Cumberland Farms, Dunkin, Starbucks, Plant Fitness



DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	9,894	34,080	69,541
Avg. HH \$	\$92,513	\$88,575	\$89,373
Daytime (Total)	6,221	24,210	57,682

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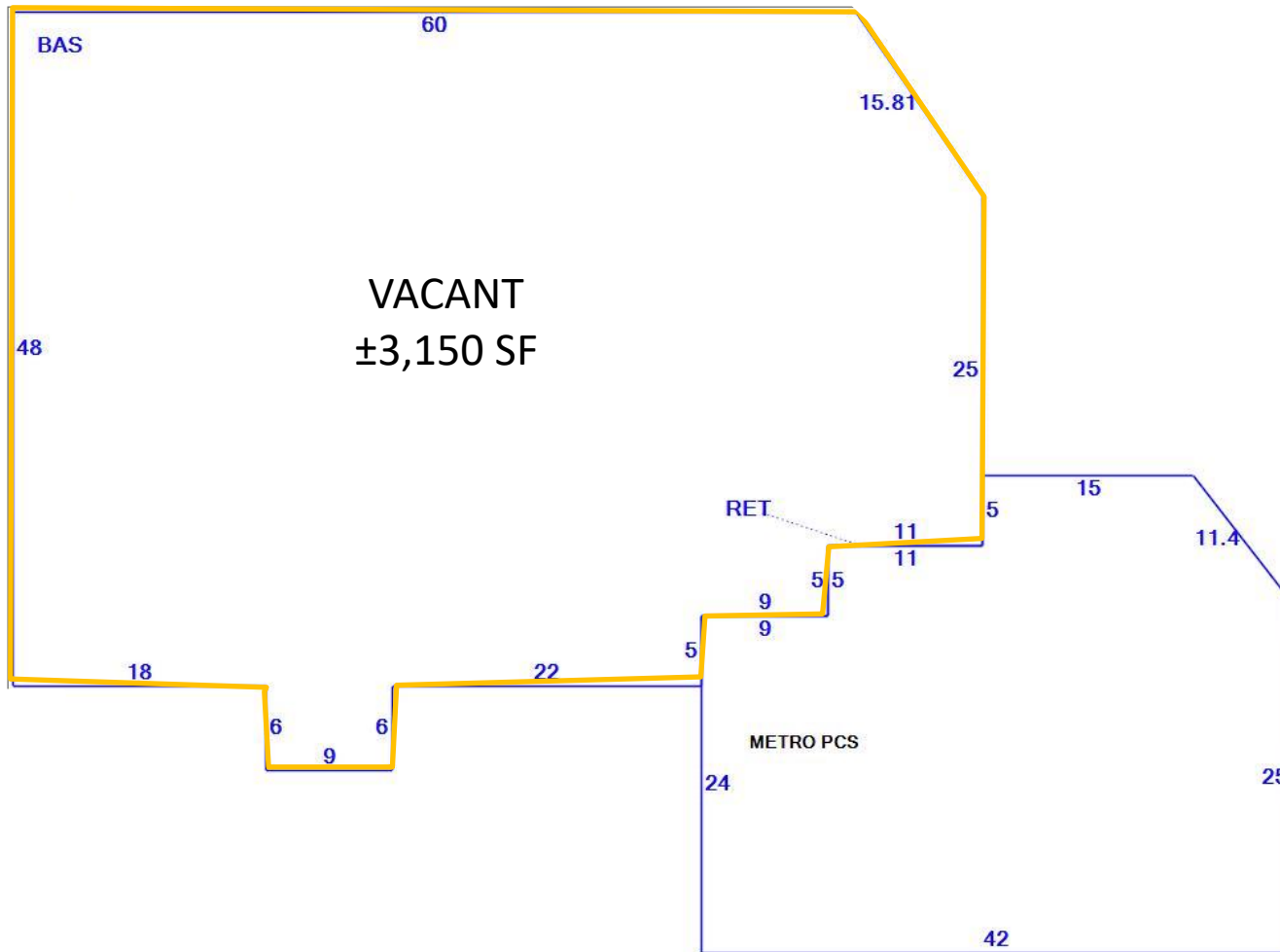


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FLOORPLAN

± 3,150 SF RETAIL SPACE AVAILABLE / FOR LEASE



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NEIGHBORHOOD MAP

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