

## 198 Broad Street & 5 Jones Street, Cumberland, RI

### LOCATION

198 Broad Street / 5 Jones Street is strategically located in Cumberland, Rhode Island, offering a highly accessible location within a well-established commercial and residential area. Situated near major roadways and local amenities, the property benefits from strong visibility, convenient access, and proximity to a variety of businesses, services, and residential neighborhoods. Its desirable location and development potential make this land offering an excellent opportunity for investors, developers, or owner-users seeking a site in one of Northern Rhode Island's growing communities.

### ASKING PRICE

Upon request

### PROPERTY FEATURES

- Redevelopment opportunity
- ± 1.04 Acres of land for sale
- Located near busy retail corridors
- Dense population
- Strong traffic counts
- Convenient access to I-95
- Zoning: 0040 (Mixed Use - Primary Residence & Commercial)

### NEIGHBORS

Stop & Shop, BJ's, Market Basket, Citizens Bank, Dunkin, Starbucks, Subway, Planet Fitness, Panera Bread, Chick-fil-A, Taco Bell, McDonald's, Burger King

### TRAFFIC COUNTS

Broad Street & Cross Street: 14,607 VPD  
(.09 mi from site)

Broad Street & Lusitana Ave: 15,741 VPD  
(.20 mi from site)

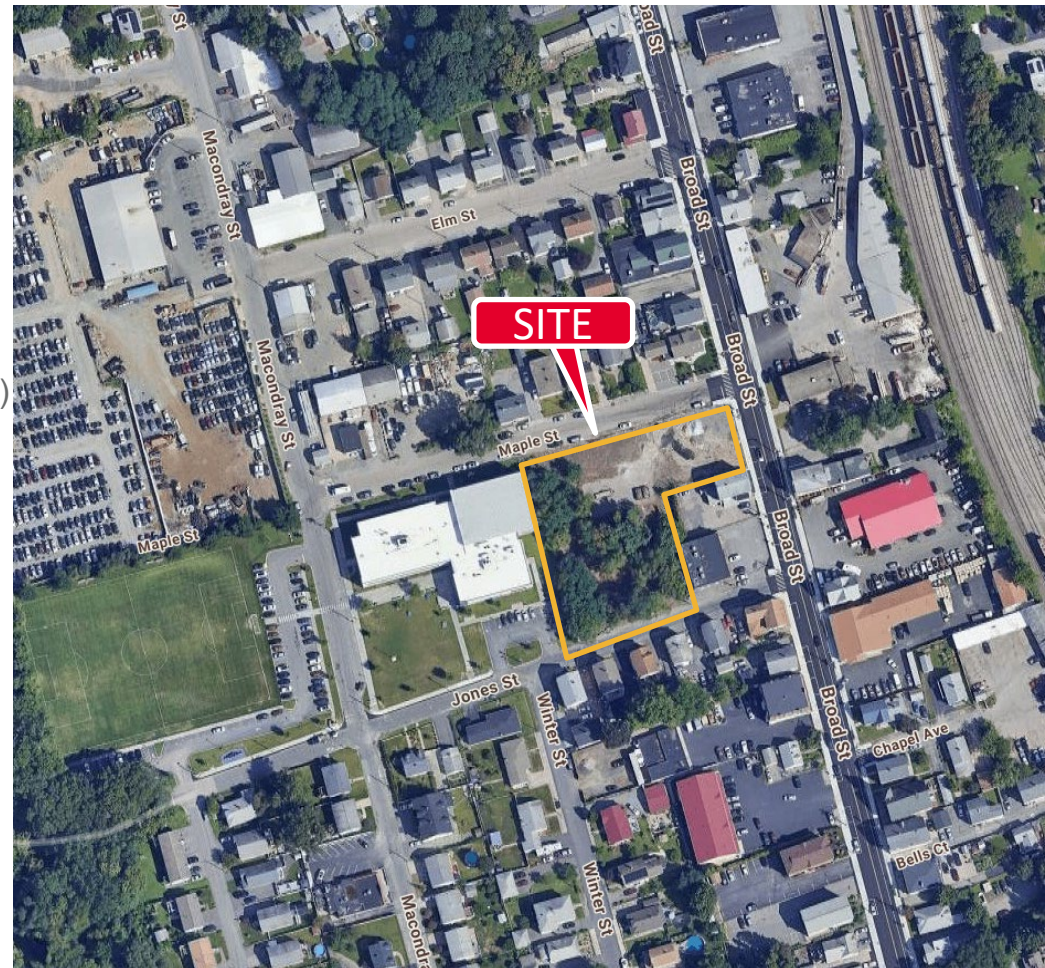
### BROKERS:

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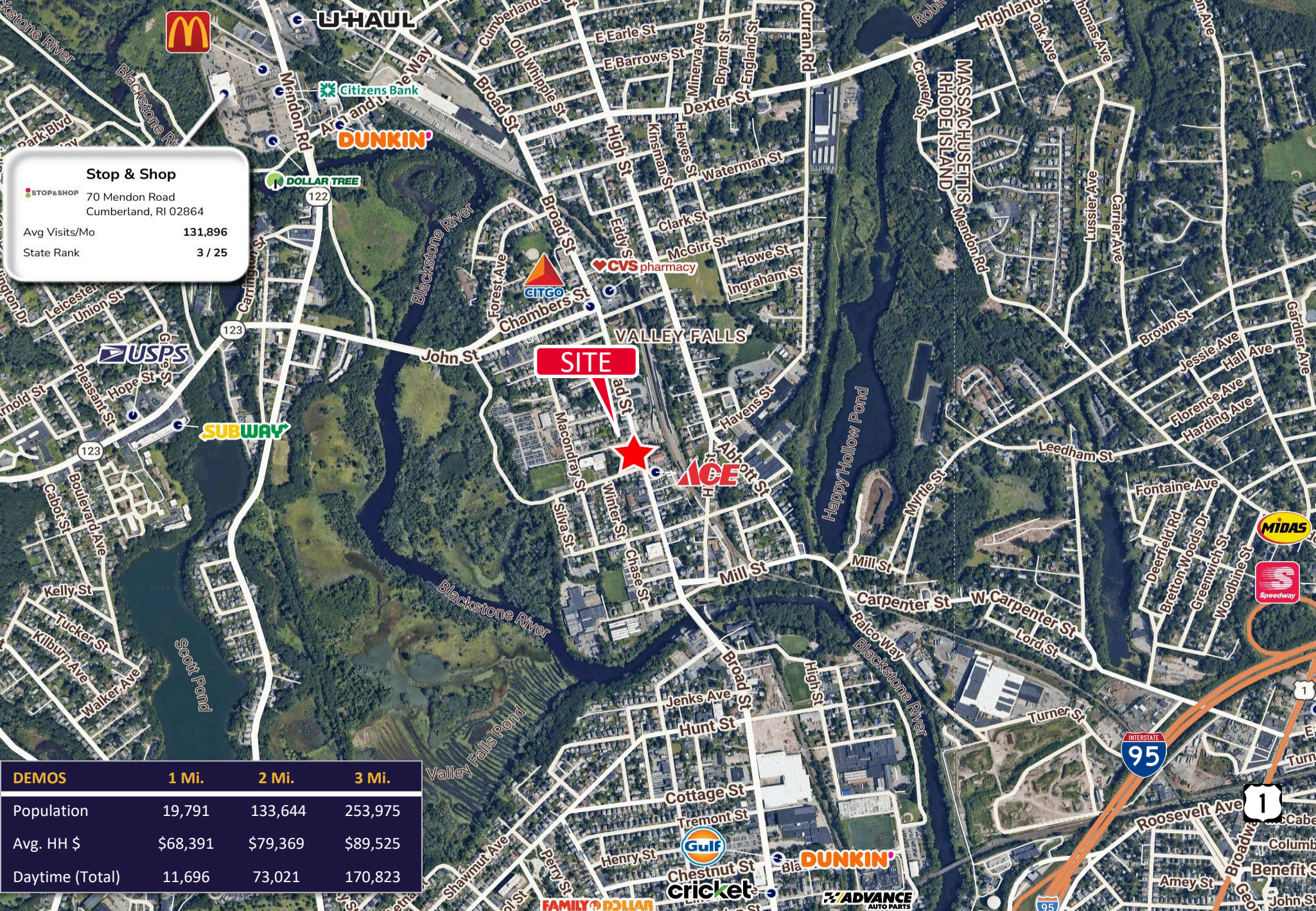


17 MINUTES  
DOWNTOWN PROVIDENCE



30 MINUTES  
T.F. GREEN AIRPORT

## Retail Aerial



**Stop & Shop**

STOP & SHOP 70 Mendon Road  
Cumberland, RI 02864

Avg Visits/Mo **131,896**

State Rank **3 / 25**

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	19,791	133,644	253,975
Avg. HH \$	\$68,391	\$79,369	\$89,525
Daytime (Total)	11,696	73,021	170,823