

**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY



712 OAKLAWN AVE

CRANSTON, RHODE ISLAND

FOR SALE OR LEASE

712 OAKLAWN AVE CRANSTON, RI



HAYES & SHERRY

LOCATION

712 Oaklawn Ave, Cranston, RI offers a strategically located medical office opportunity in the heart of a well-established commercial corridor with excellent visibility along Oaklawn Avenue. The property benefits from convenient access to major highways including I-95 and Route 37, making it easily accessible for patients and staff throughout Cranston, Warwick, and greater Providence. Its central positioning within Rhode Island makes it an ideal setting for a wide range of medical and healthcare practices seeking both convenience and visibility.

PROPERTY FEATURES

- ± 7,804 SF medical office building
- .61 Acres of land area
- 6 Units
- 3 Story building
- Available for lease: 1,000 (3rd Floor) & 2,000 – Framed out with 4 offices (LL)
- Reception area
- Year Built: 1975
- Fully renovated in 2017 – new elevator installed
- 53 surface parking (8.83/1,000)

NEIGHBORS

Garden City, Chapel View, Warwick Mall, Rhode Island Mall, Subway, Dunkin, Burger King, Aldi, Stop & Shop, BJ's, Cumberland Farms, Citizen Bank, Santander, CVS

TRAFFIC COUNTS

Rt 37 & Oaklawn Ave: 38,990 VPD
(.29 mi from site)

Angell Ave & Harrison Ave: 41,968 VPD
(.36 mi from site)

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	9,246	75,399	260,164
Avg. HH \$	\$105,769	\$93,591	\$85,764
Daytime (Total)	10,289	74,353	192,468



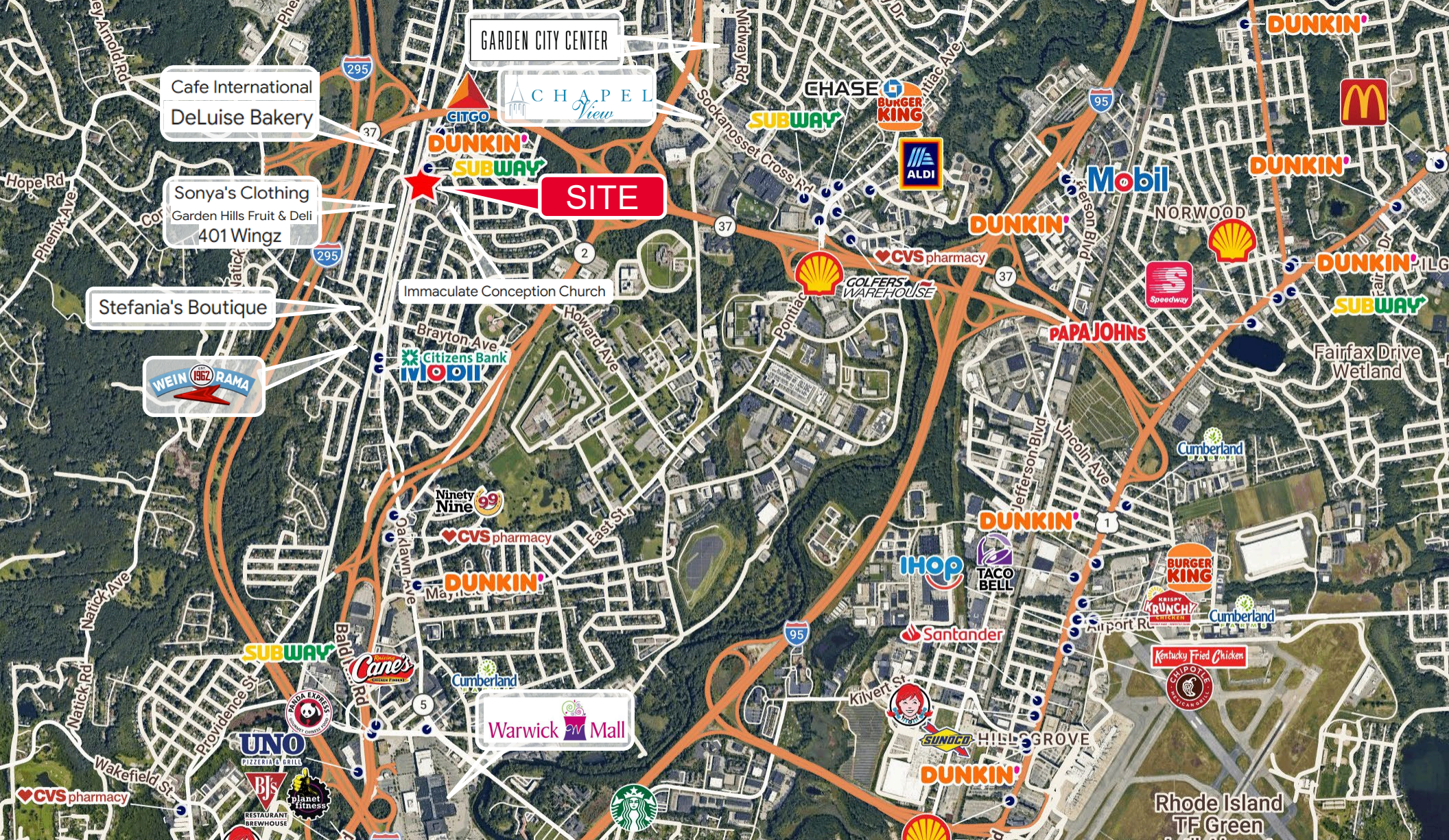
712 Oaklawn, Ave, Cranston, RI



15 MINUTES
DOWNTOWN PROVIDENCE



8 MINUTES
T.F. GREENE AIRPORT



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712 OAKLAWN AVE

Cranston, Rhode Island

CONTACT INFORMATION

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