

±17.0 Acres Available

PROPERTY FEATURES

- ±17.0 ACRES (TAX LOTS 23 & 24)
- BEST CORNER IN THE TRADE AREA
- ADJACENT TO MASTER PLAN APPROVED FOR 362 TOWN HOUSES AND 350 APARTMENTS
- LOCATED AT A TRAFFIC LIGHT
- EXCELLENT FRONTAGE AND ACCESS
- UTILITIES TO SITE
- NEIGHBORING RETAIL INCLUDES CVS, CUMBERLAND FARMS, DUNKIN', WENDY'S, WALMART, HOME DEPOT AND BJ'S TO NAME A FEW...

TRAFFIC & DEMOS

- NEW LONDON TPK 20,000 VPD
- INTERSTATE 95 71,000 VPD
- ARNOLD ROAD 13,000 VPD

GROCERY • SHOPS • RESTAURANTS • SERVICE/CONVENIENCE



Bill Greene
 Partner

401 273 7429

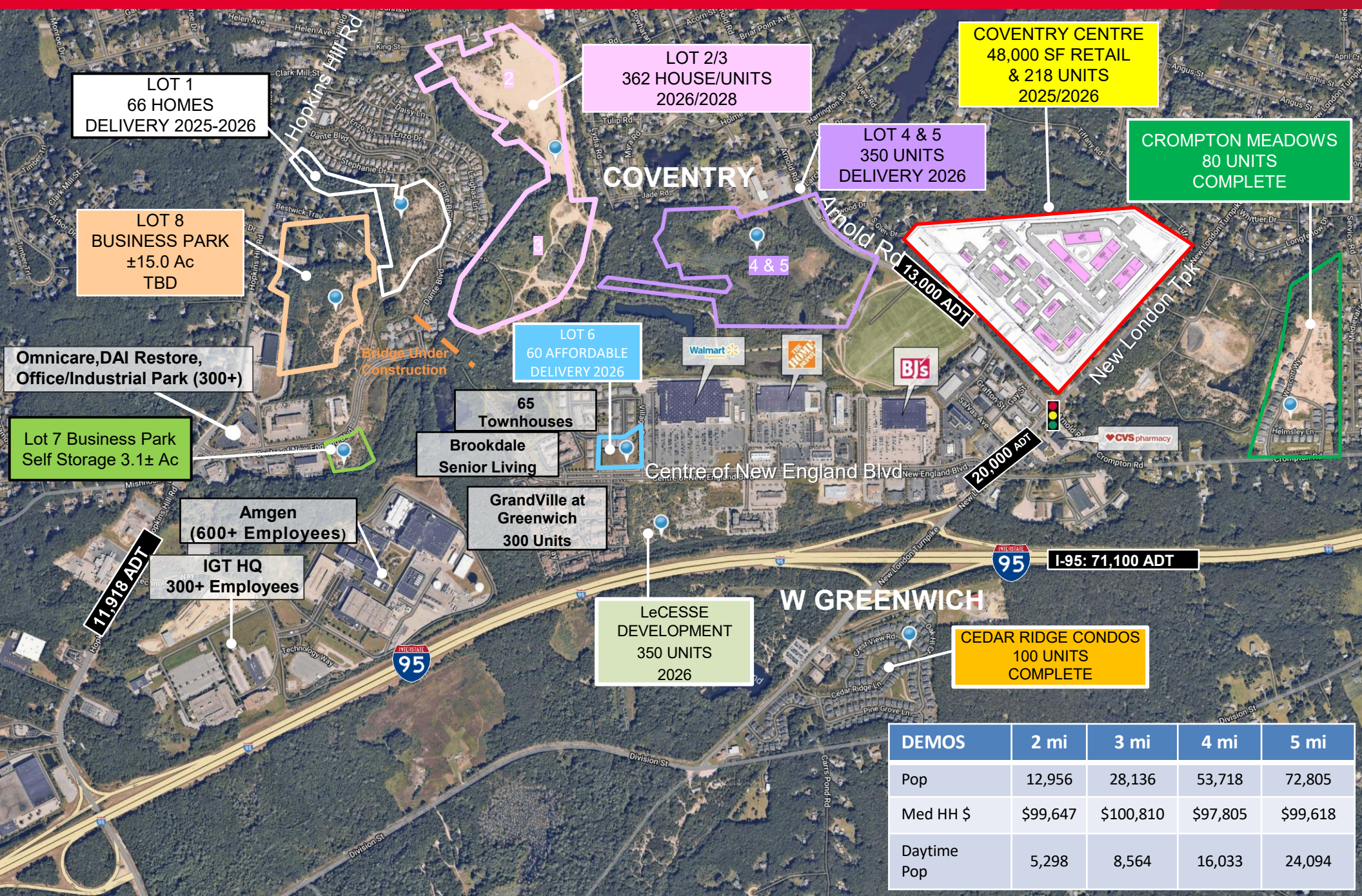
bgreene@hayessherry.com

146 Westminster Street, 2nd floor
 Providence, RI 02903
 phone: 401 273 1980
www.hayessherry.com

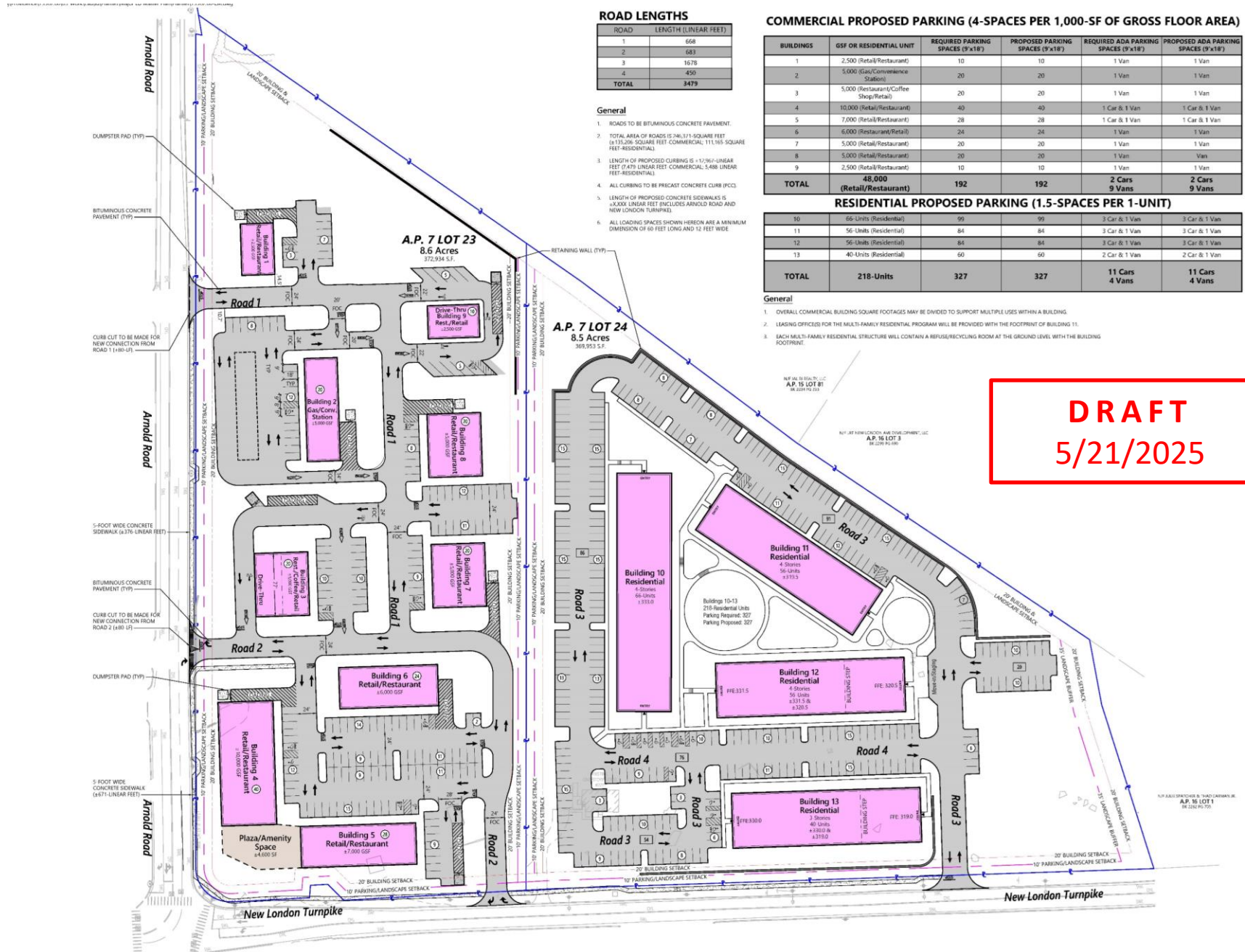
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

RESIDENTIAL GROWTH
Centre of New England
 Coventry, RI



| DEMOS | 2 mi | 3 mi | 4 mi | 5 mi |
|-------------|----------|-----------|----------|----------|
| Pop | 12,956 | 28,136 | 53,718 | 72,805 |
| Med HH \$ | \$99,647 | \$100,810 | \$97,805 | \$99,618 |
| Daytime Pop | 5,298 | 8,564 | 16,033 | 24,094 |



ROAD LENGTHS

| ROAD | LENGTH (LINEAR FEET) |
|--------------|----------------------|
| 1 | 668 |
| 2 | 683 |
| 3 | 1678 |
| 4 | 450 |
| TOTAL | 3479 |

General

- ROADS TO BE BITUMINOUS CONCRETE PAVEMENT.
- TOTAL AREA OF ROADS IS 246,371 SQUARE FEET (8,376.8 SQUARE FEET COMMERCIAL, 111,965 SQUARE FEET RESIDENTIAL).
- LENGTH OF PROPOSED CURBING IS +12/161 LINEAR FEET (7479 LINEAR FEET COMMERCIAL, 5488 LINEAR FEET RESIDENTIAL).
- ALL CURBING TO BE PRECAST CONCRETE CURB (PC3).
- LENGTH OF PROPOSED CONCRETE SIDEWALKS IS +X,XXX LINEAR FEET (INCLUDES ARNOLD ROAD AND NEW LONDON TURNPIKE).
- ALL LOADING SPACES SHOWN HEREON ARE A MINIMUM DIMENSION OF 60 FEET LONG AND 12 FEET WIDE.

COMMERCIAL PROPOSED PARKING (4-SPACES PER 1,000-SF OF GROSS FLOOR AREA)

| BUILDINGS | GSF OR RESIDENTIAL UNIT | REQUIRED PARKING SPACES (9'x18') | PROPOSED PARKING SPACES (9'x18') | REQUIRED ADA PARKING SPACES (9'x18') | PROPOSED ADA PARKING SPACES (9'x18') |
|--------------|---------------------------------------|----------------------------------|----------------------------------|--------------------------------------|--------------------------------------|
| 1 | 2,500 (Retail/Restaurant) | 10 | 10 | 1 Van | 1 Van |
| 2 | 5,000 (East Convenience Station) | 20 | 20 | 1 Van | 1 Van |
| 3 | 5,000 (Restaurant/Coffee Shop/Retail) | 20 | 20 | 1 Van | 1 Van |
| 4 | 10,000 (Retail/Restaurant) | 40 | 40 | 1 Car & 1 Van | 1 Car & 1 Van |
| 5 | 7,000 (Retail/Restaurant) | 28 | 28 | 1 Car & 1 Van | 1 Car & 1 Van |
| 6 | 6,000 (Restaurant/Retail) | 24 | 24 | 1 Van | 1 Van |
| 7 | 5,000 (Retail/Restaurant) | 20 | 20 | 1 Van | 1 Van |
| 8 | 5,000 (Retail/Restaurant) | 20 | 20 | 1 Van | 1 Van |
| 9 | 2,500 (Retail/Restaurant) | 10 | 10 | 1 Van | 1 Van |
| TOTAL | 48,000 (Retail/Restaurant) | 192 | 192 | 2 Cars 9 Vans | 2 Cars 9 Vans |

RESIDENTIAL PROPOSED PARKING (1.5-SPACES PER 1-UNIT)

| | 66-Units (Residential) | 56-Units (Residential) | 56-Units (Residential) | 40-Units (Residential) | TOTAL |
|--------------|------------------------|------------------------|------------------------|------------------------|---------------------------|
| 10 | 99 | 84 | 84 | 60 | 327 |
| 11 | 84 | 84 | 60 | 60 | 327 |
| 12 | 84 | 84 | 60 | 60 | 327 |
| 13 | 60 | 60 | 60 | 60 | 327 |
| TOTAL | 218-Units | 327 | 327 | 327 | 11 Cars 4 Vans |

General

- OVERALL COMMERCIAL BUILDING SQUARE FOOTAGES MAY BE DIVIDED TO SUPPORT MULTIPLE USES WITHIN A BUILDING.
- LEASING OFFICES FOR THE MULTI-FAMILY RESIDENTIAL PROGRAM WILL BE PROVIDED WITH THE FOOTPRINT OF BUILDING 11.
- EACH MULTI-FAMILY RESIDENTIAL STRUCTURE WILL CONTAIN A REUSE/RECYCLING ROOM AT THE GROUND LEVEL WITH THE BUILDING FOOTPRINT.

**DRAFT
5/21/2025**