

RETAIL PROPERTY FOR SALE/LEASE



441 WARWICK AVENUE

Warwick, RI 02888

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

441 Warwick Avenue consists of a ±2,910 SF commercial/retail building situated on a prominent corner lot, providing excellent visibility and accessibility. The offering also includes four adjacent parcels, bringing the total site area to approximately ±0.55 acres (±23,958 SF). A recently installed digital pylon sign located at the front of the property offers exceptional exposure to passing traffic and enhances the property's presence along Warwick Avenue. The combination of the existing building, additional land, corner location, and high-visibility signage provides flexibility for an owner-user, investor, or future redevelopment.

PROPERTY HIGHLIGHTS

- Corner Lot
- Newly Installed Digital Pylon Sign
- Five Total Lots Equaling .55/AC
- Strong Daily Traffic Count of Approx. 21,500
- RE Taxes 10,260
- Ideal for Redevelopment
- Includes OH door and Storage Area
- Zoning: GB A7

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LOCATION DESCRIPTION

441 Warwick Avenue enjoys a highly visible corner lot location along one of Warwick's primary commercial corridors, offering excellent exposure and convenient access. The property is surrounded by a strong mix of national retailers, local businesses, restaurants, and established neighborhoods, providing a steady customer base. It is just minutes from I 95, Route 37, and T.F. Green International Airport, allowing for easy access throughout Rhode Island.

OFFERING SUMMARY

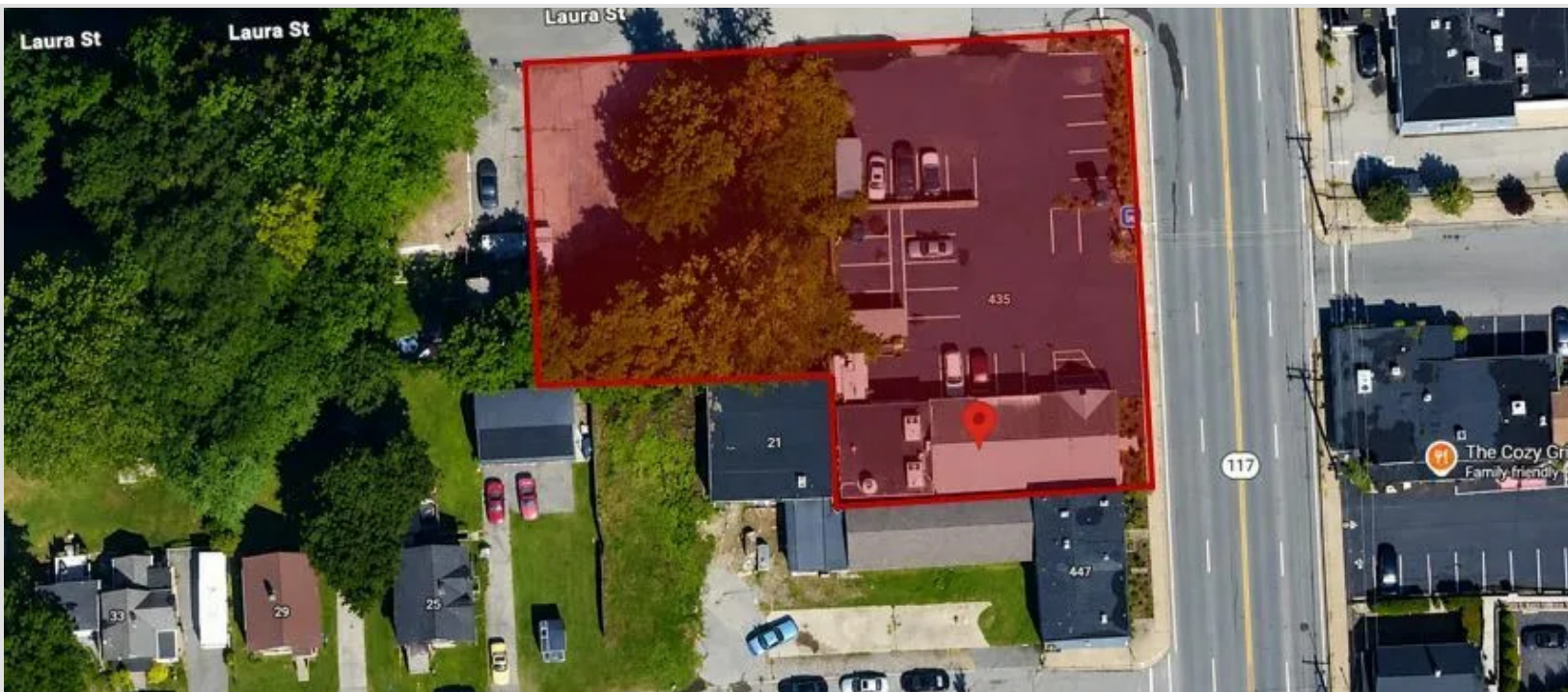
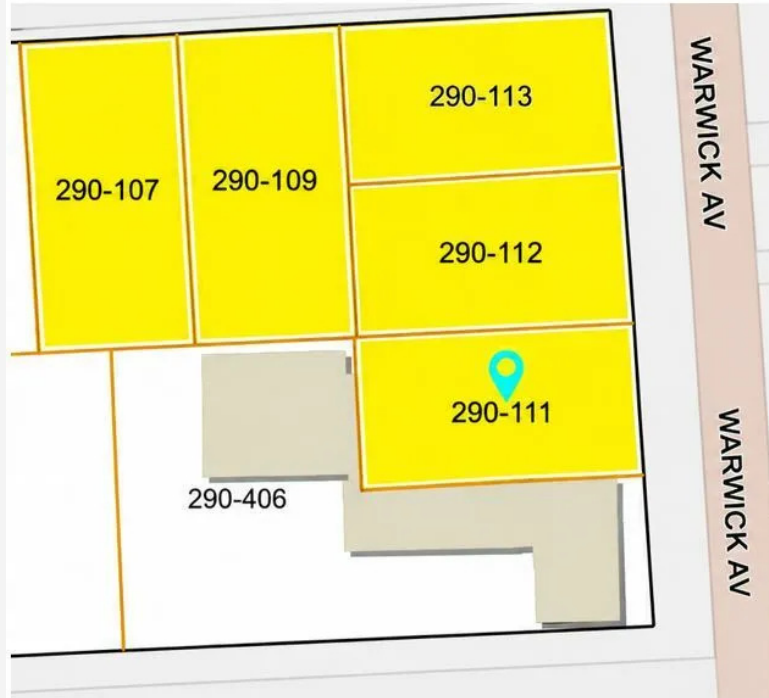
Sale Price:	\$749,000
Lease Price:	\$5,600/month
Building Size:	2,910 SF
Lot Size:	.55 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	13,523	110,095	309,030
Average HH Income	\$110,492	\$96,055	\$97,133

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PARCEL & AERIAL MAPS

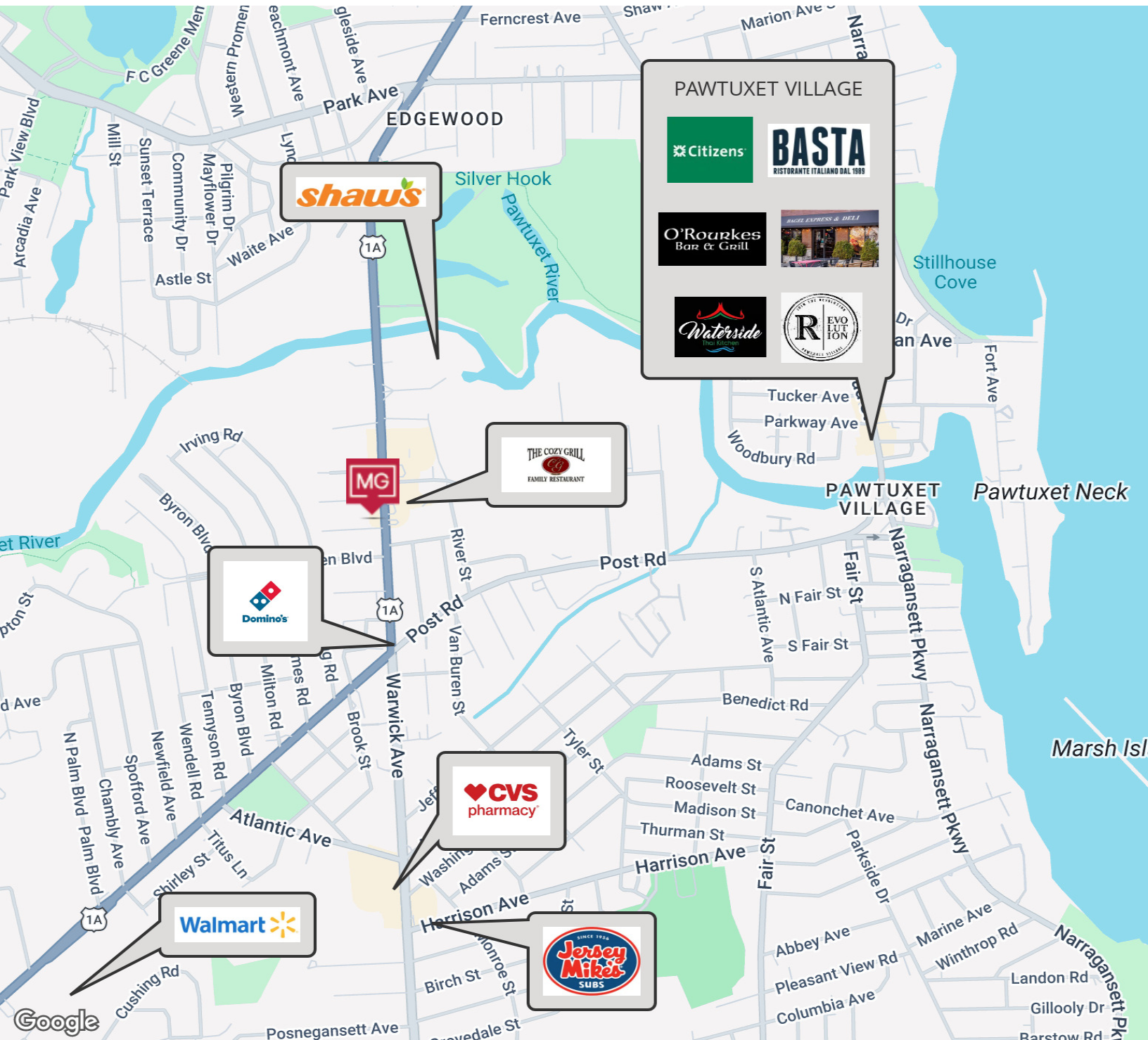


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LOCAL AMENITIES



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