

I-295 TECH CENTER

1678 HARTFORD AVENUE • JOHNSTON, RHODE ISLAND



LOCATION

Conveniently located right off I-295 and US Rt. 6 with strong traffic counts, and close proximity to I-95, T.F. Green Airport and the Connecticut-Rhode Island state line

SPACE

FUTURE DEVELOPMENT

NEARBY

Metro Chrysler Jeep Dodge, Grieco Hyundai & Honda, Tasca Kia Jeep Chrysler Dodge Ram & Flat and Hurd Auto Mall

NOTES

Ideal location for Light Manufacturing, Warehouse, Office, and Distribution Uses

Premises may be customized to tenant's needs

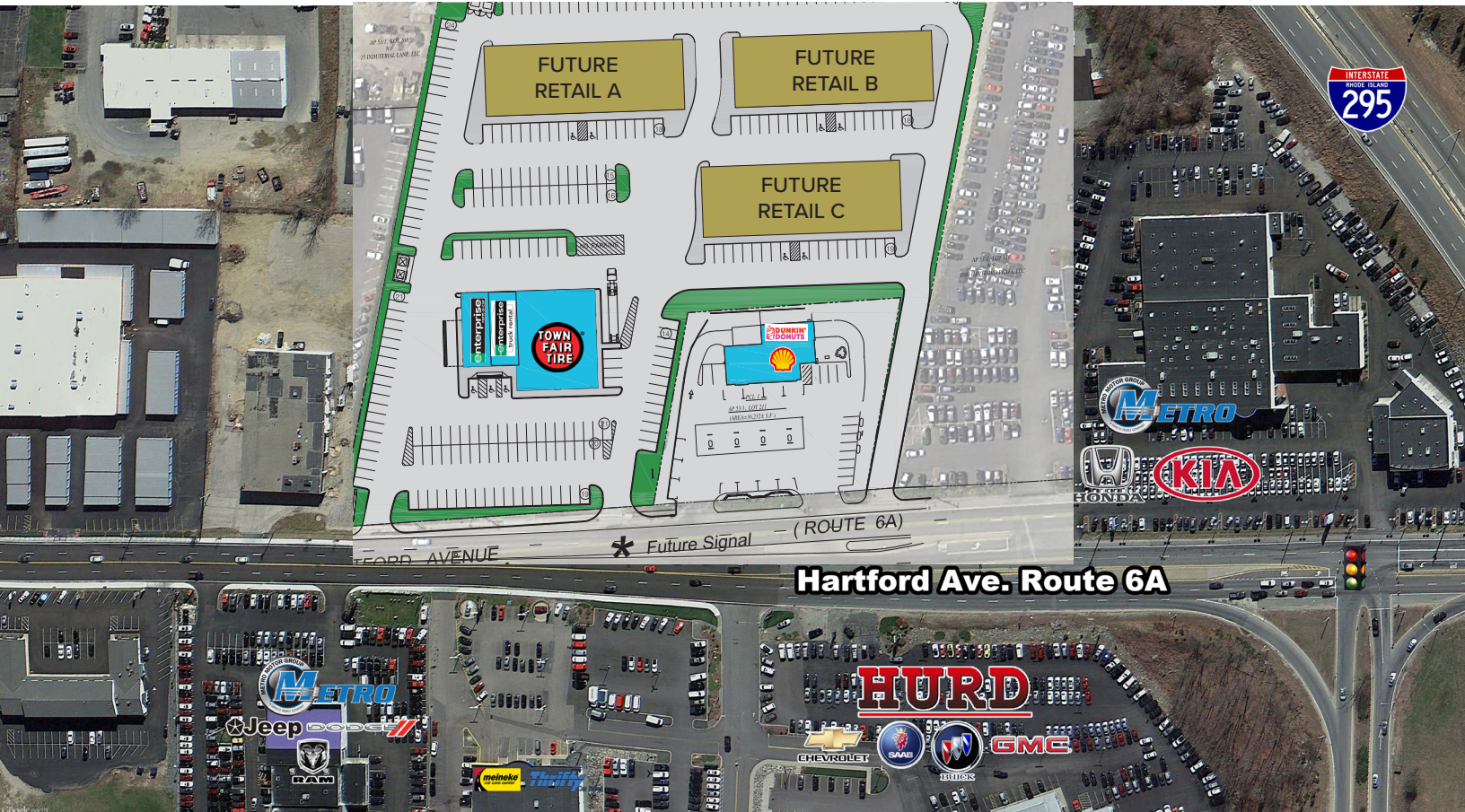
LAT/LON	GLA	PARKING
41.8272/-71.5119	67,789 SF	257

TRAFFIC COUNT	CARS/DAY
Hartford Avenue	19,000
I-295	116,000
Rt. 6	54,000

DEMOGRAPHICS 2020	1-MILE	3-MILE	5-MILE	10-MILE
Estimated Population	1,641	56,402	225,386	651,437
Estimated Average HH Income	\$88,552	\$78,525	\$78,994	\$84,940

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Hartford Ave. Route 6A

AVAILABLE SPACE

	SQUARE FEET	WIDTH x LENGTH
FUTURE RETAIL A (Subdividable)	12,025	185' x 65'
FUTURE RETAIL B (Subdividable)	12,025	185' x 65'
FUTURE RETAIL C (Subdividable)	12,025	185' x 65'
Town Fair Tire	7,131 SF	
Enterprise	1,800 SF	
Enterprise Trucks	1,753 SF	
Shell/Dunkin Donuts	3,000 SF	

 FUTURE DEVELOPMENT

 SIGNED TENANT

FOR MORE INFORMATION, CONTACT:

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