



1414 Atwood Avenue • Johnston, RI • 02919 • 401.273.6800 • www.CarpionatoGroup.com

PROFESSIONAL OFFICE, SERVICE, & RETAIL SPACE

SQUARE FOOTAGES AVAILABLE FROM 598 SF - 5,088 SF

COMPETITIVE RENTAL RATES



MIDDLETOWN COMMONS

850 AQUIDNECK AVENUE • MIDDLETOWN, RHODE ISLAND



LOCATION

Located on the well-traveled Aquidneck Avenue

SPACE

Office/Medical

NEARBY

Numerous restaurants, medical offices, garden centers and Newport Vineyards

NOTES

Minutes to downtown Newport, Naval War College and Newport/Middletown beaches. Abundant parking



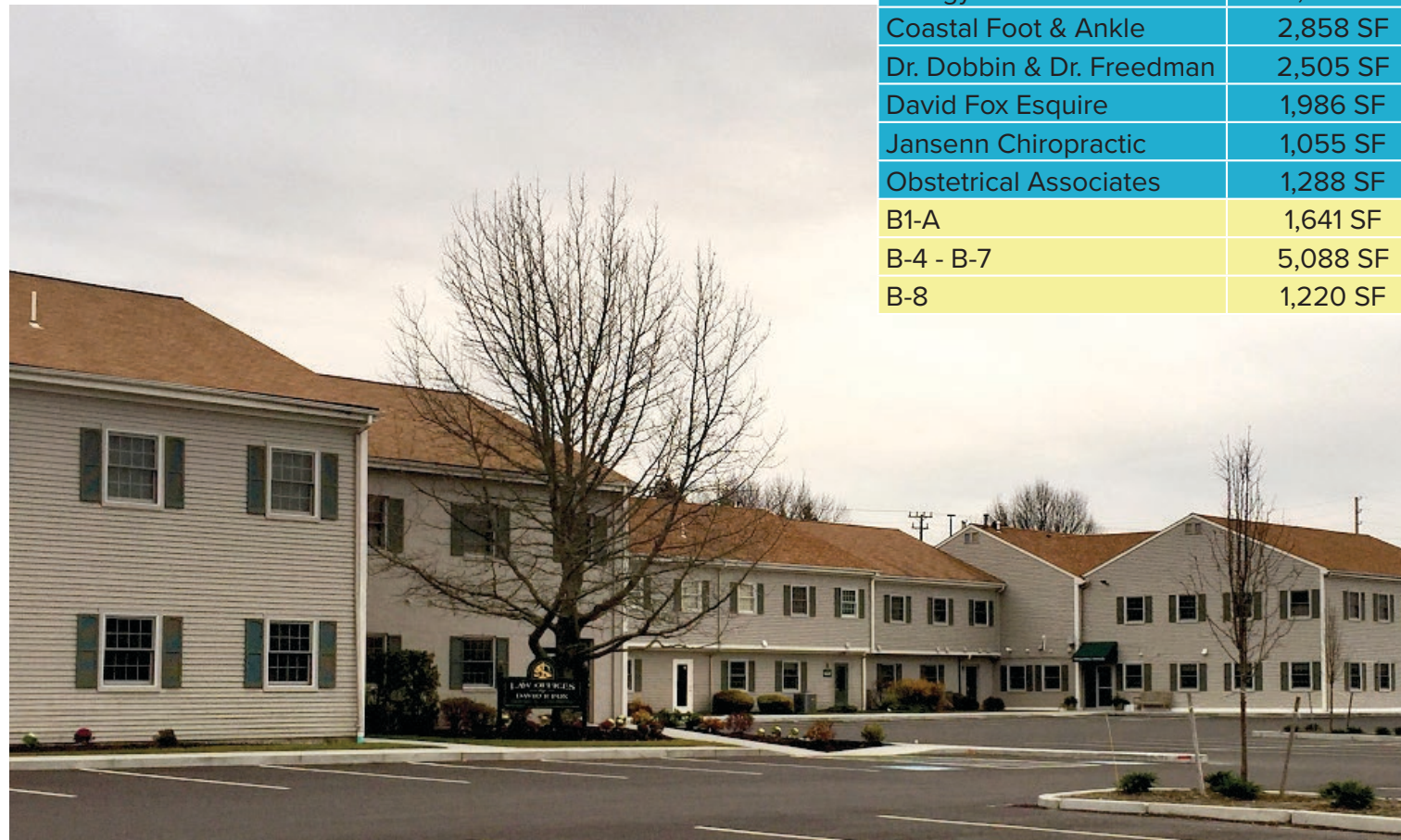
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LAT/LON	GLA	PARKING
41.5110/-71.2829	40,933 SF	298

TRAFFIC COUNT	CARS/DAY
Aquidneck Avenue (Route 138A)	15,000
East Main Road (Route 138)	43,000

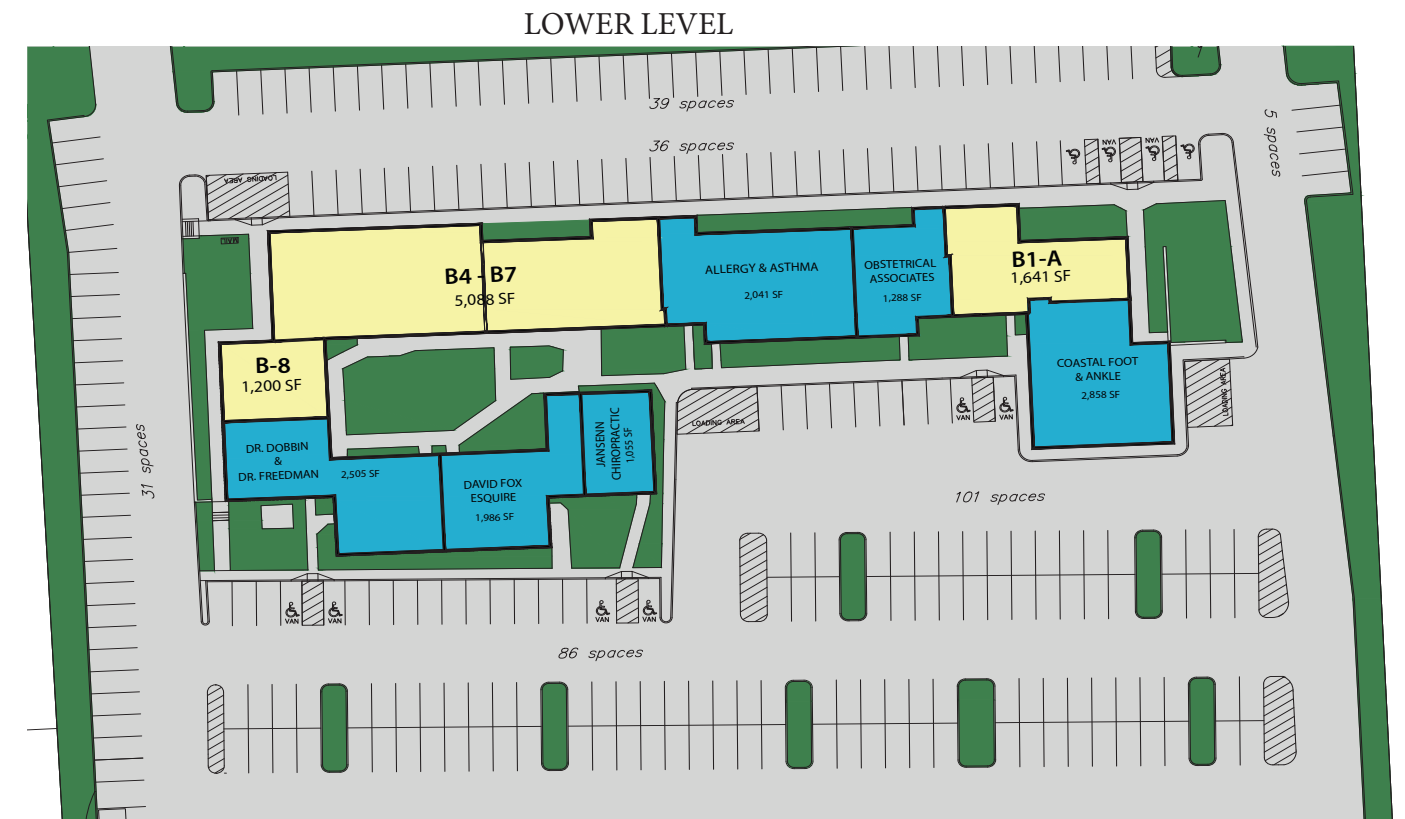
	1-MILE	3-MILE	5-MILE
Estimated Population (2022)	4,966	39,325	53,016
Estimated Average HH Income (2022)	\$92,799	\$95,590	\$111,380



TENANTS	SQUARE FEET
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MAIN LEVEL	
Body Matters	2,514 SF
Coastal Medical	3,790 SF
Coastal Medical	1,690 SF
East Side Labs	860 SF
Evolution Nutrition	1,340 SF
Finn Financial Suite	2,191 SF
Foot & Ankle Institute	2,500 SF
Healing Arts	800 SF
Inner Light Yoga	1,147 SF
Karnes & Kerrison Law	1,092 SF
Lockstar Salon	1,975 SF
Newport Historic Tours	722 SF

LOWER LEVEL	
Allergy & Asthma	2,041 SF
Coastal Foot & Ankle	2,858 SF
Dr. Dobbin & Dr. Freedman	2,505 SF
David Fox Esquire	1,986 SF
Jansenn Chiropractic	1,055 SF
Obstetrical Associates	1,288 SF
B1-A	1,641 SF
B-4 - B-7	5,088 SF
B-8	1,220 SF



FOR MORE INFORMATION, CONTACT:
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