

## TRADE MAP



### LOCATION

Centrally located nearby a strong group of major retailers, with close proximity to Route 95, PVD Airport, and two highschools.

### NEARBY

Taco Bell, Walgreens, Burger King, TD Bank, Citizens Bank, Dunkin Donuts, O'Reilly Autoparts, anchored by Dave's Marketplace





# 2574 WEST SHORE ROAD

WARWICK, RHODE ISLAND

## LOCATION & DEMOGRAPHICS

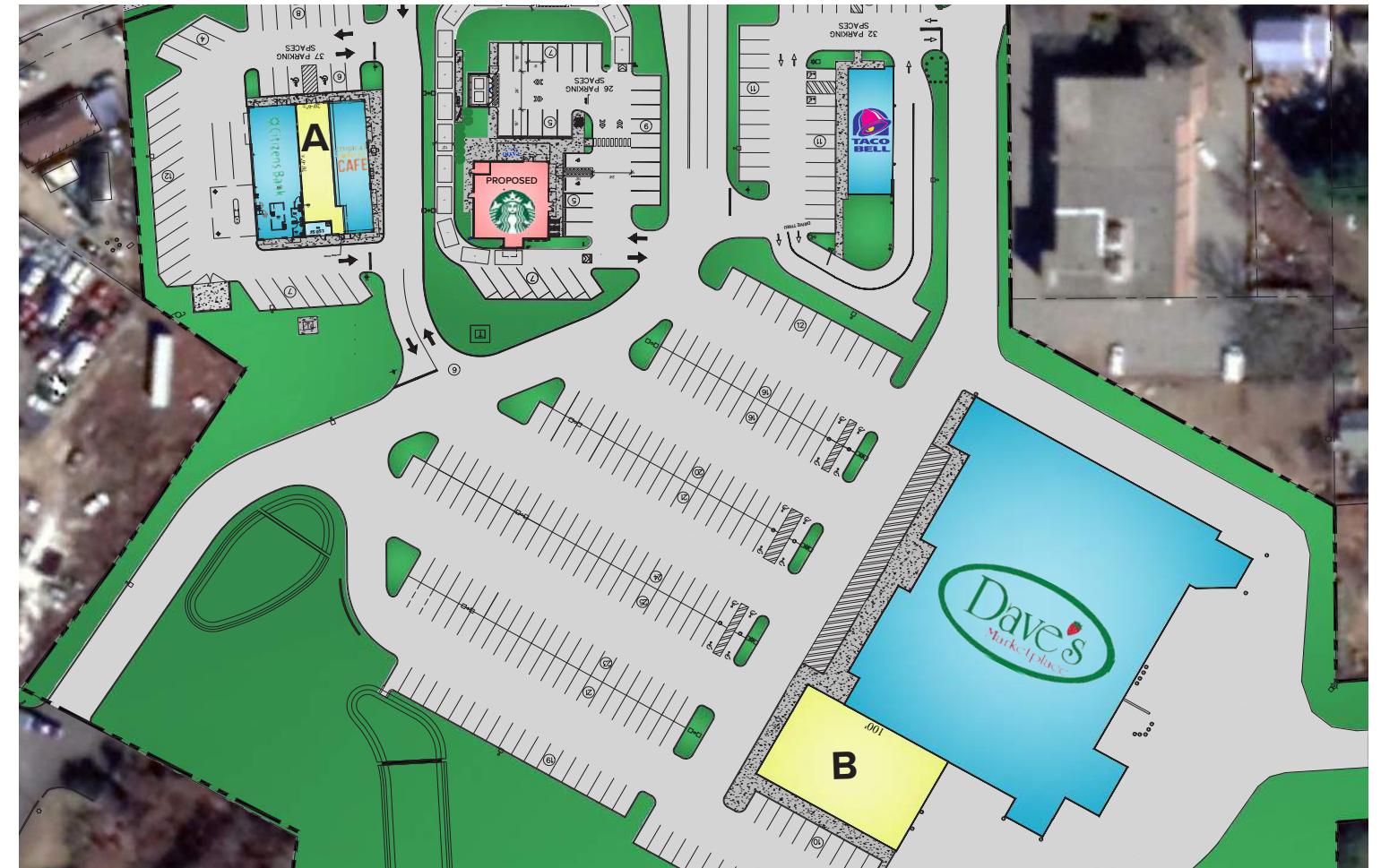
LAT/LON	GLA	PARKING	
41.7053/-71.4154	49,332 SF	319	
TRAFFIC COUNT	CARS/DAY		
West Shore Road	28,000		
	1-MILE	3-MILE	5-MILE
Estimated Population (2023)	10,625	56,971	131,625
Estimated Average HH Income (2023)	\$118,584	\$116,249	\$121,296



AVAILABLE RETAIL B



AVAILABLE RETAIL A



TENANTS		
	SQUARE FEET	WIDTH X LENGTH
Available Retail A	1,675 SF	76'-6" x 20'-6"
Available Retail B	6,500 SF	65' x 100'
Starbucks (Proposed)	2,289 SF	33' x 70'
Citizens Bank	2,534 SF	
Dave's Marketplace	32,263 SF	
Tropical Smoothie Cafe	1,825 SF	
Taco Bell	2,246 SF	

■ SIGNED 
 ■ AVAILABLE 
 ■ PROPOSED

## FOR MORE INFORMATION, CONTACT:

Peter Flynn • 401.273.6800 x141 • PFlynn@CarpionatoGroup.com  
 Joe Pierik • 401.273.6800 x126 • JPierik@CarpionatoGroup.com