

# 2574 WEST SHORE ROAD

## WARWICK, RHODE ISLAND



### 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, Subway, Dunkin Donuts, O'Reilly Autoparts, anchored by Dave's Marketplace

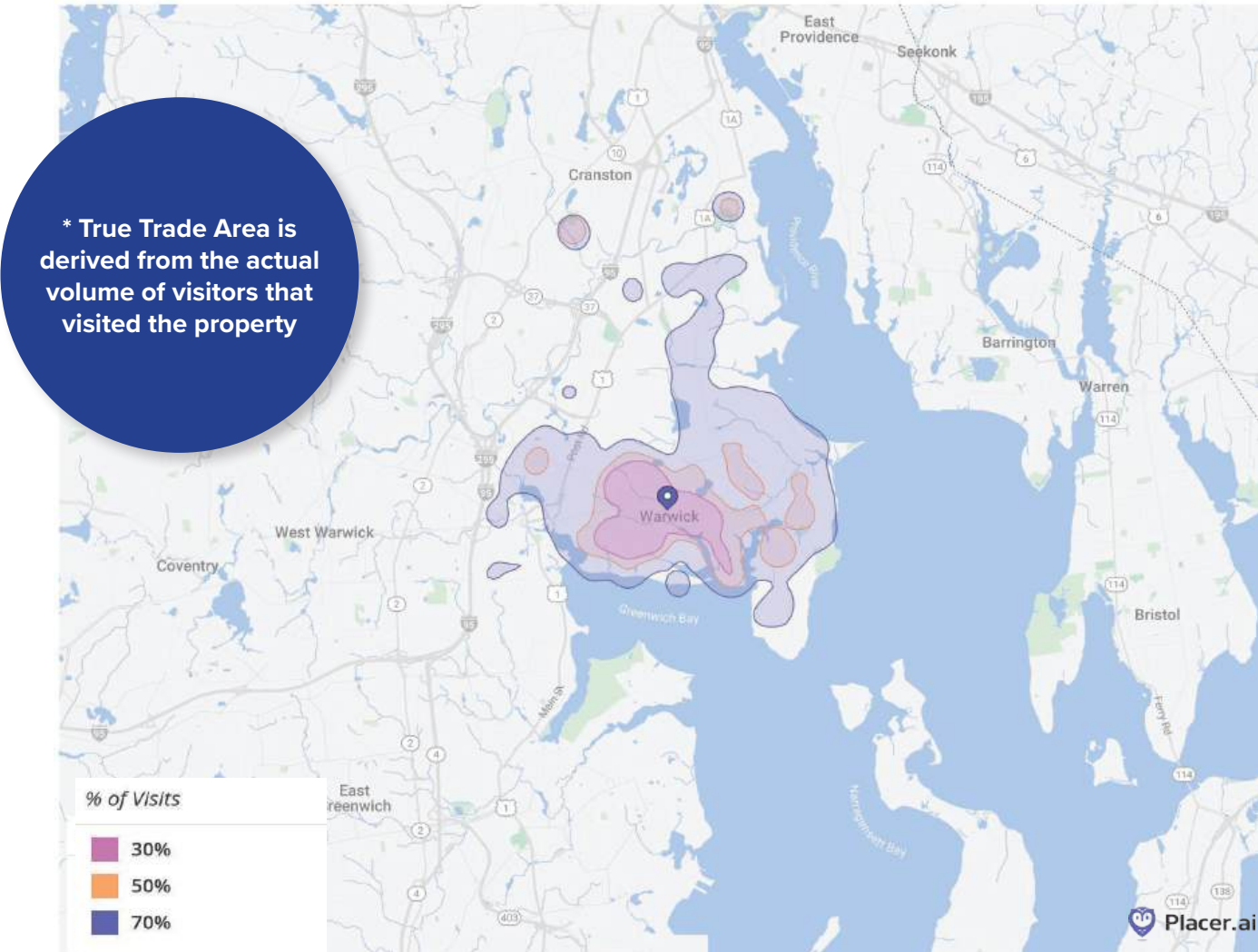


LOCATION & DEMOGRAPHICS

LAT/LON	GLA	PARKING	
41.7053/-71.4154	49,332 SF	319	
TRAFFIC COUNT	CARS/DAY		
West Shore Road	28,000		
2024	1-MILE	3-MILE	5-MILE
Estimated Population	13,008	57,852	132,950
Estimated Average HH Income	\$115,512	\$111,549	\$112,194

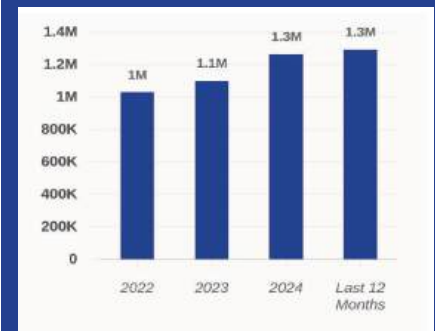
Data based on STI Popstats 2024

TRUE TRADE AREA





AVAILABLE SPACES



FOOT TRAFFIC TREND

Visits YoY: **+15.5%**  
Visits Yo2Y: **+24.7%**  
Visits Yo3Y: **+52.2%**

*79.26% of visits are from visitors who visited at least two times*



## SITE PLAN



## 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	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	

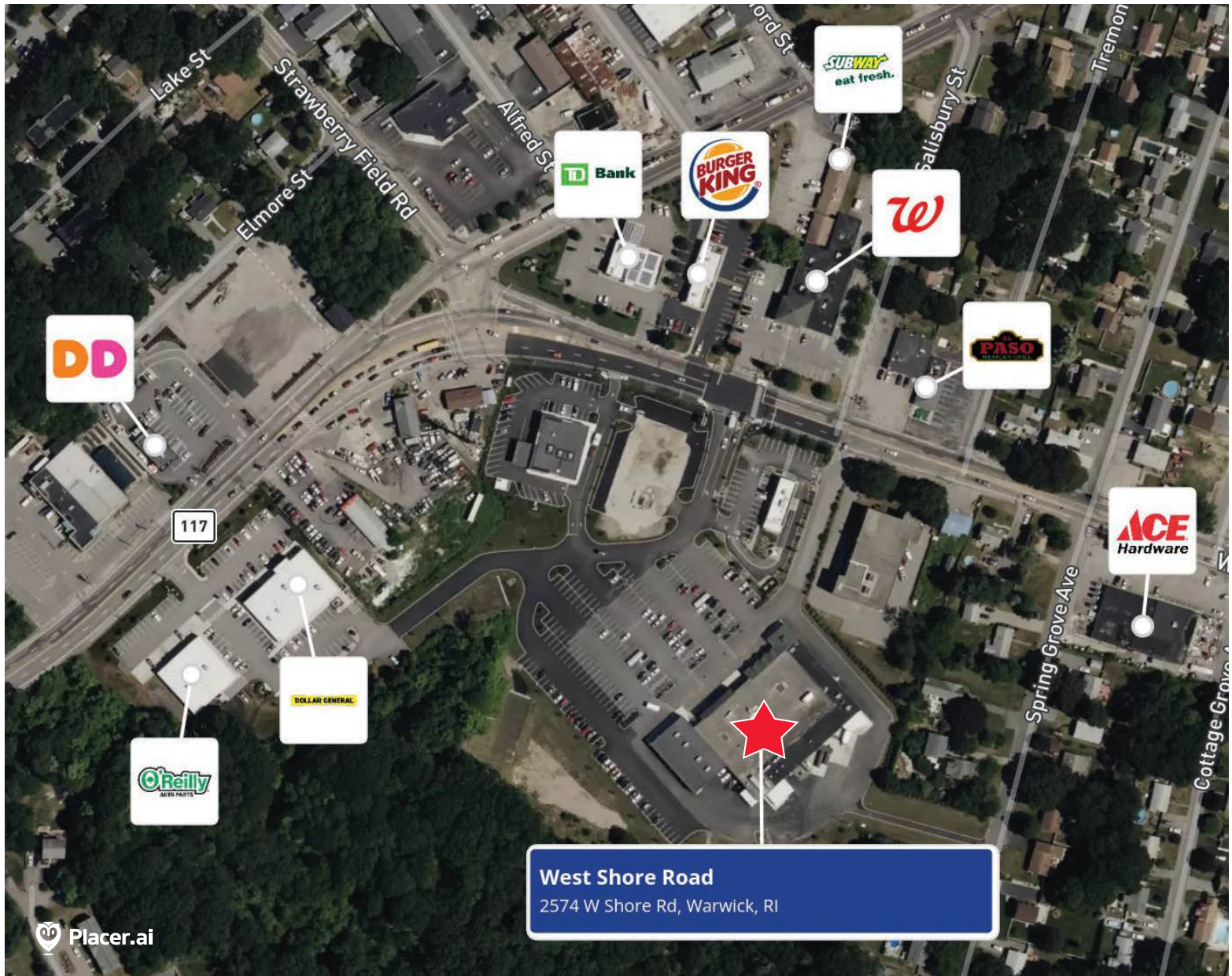
SIGNED
  AVAILABLE
  PROPOSED





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## TRADE MAP



### FOR MORE INFORMATION, CONTACT:

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