

# NARRAGANSETT PARK PLAZA

675 BEVERAGE HILL AVE • PAWTUCKET, RHODE ISLAND



## LOCATION

Situated on Route 1A (Newport Avenue), one of Pawtucket's busiest retail corridors with heavy daily traffic. Highly accessible regional location, serving Pawtucket, Providence, East Providence, and surrounding communities.



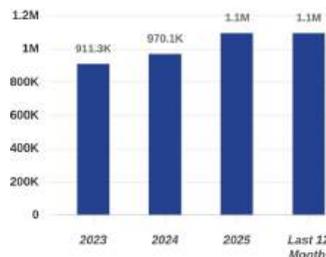
## NEARBY

CVS, Aldi, KFC, McDonalds, Burlington, Dollar General



## FOOT TRAFFIC TREND

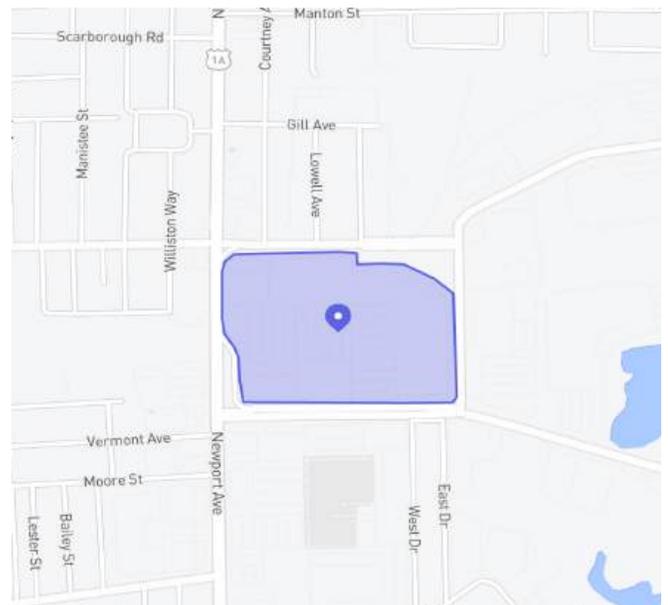
Visits YoY: **+13.1%**  
Visits Yo2Y: **+20.4%**  
Visits Yo3Y: **+46.8%**



*94.91% of visits are from visitors who visited at least two times*

## SPACE (GLA)

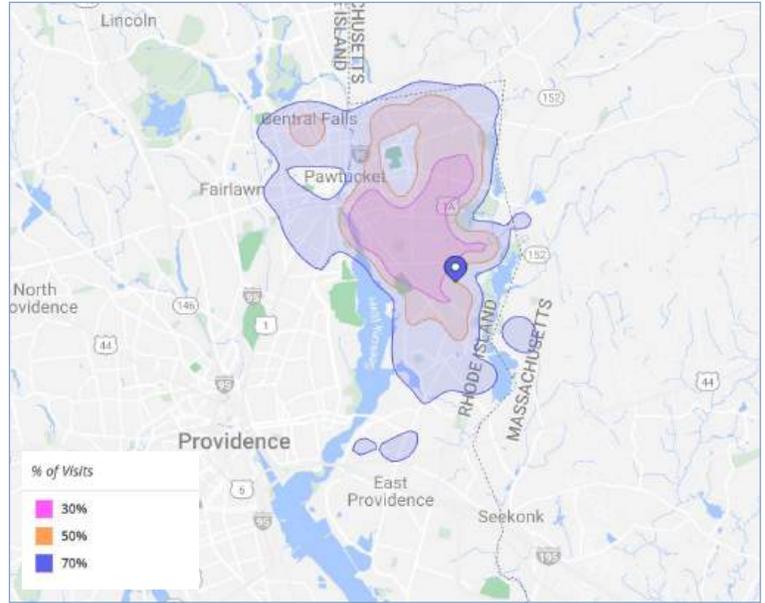
238,068 SF



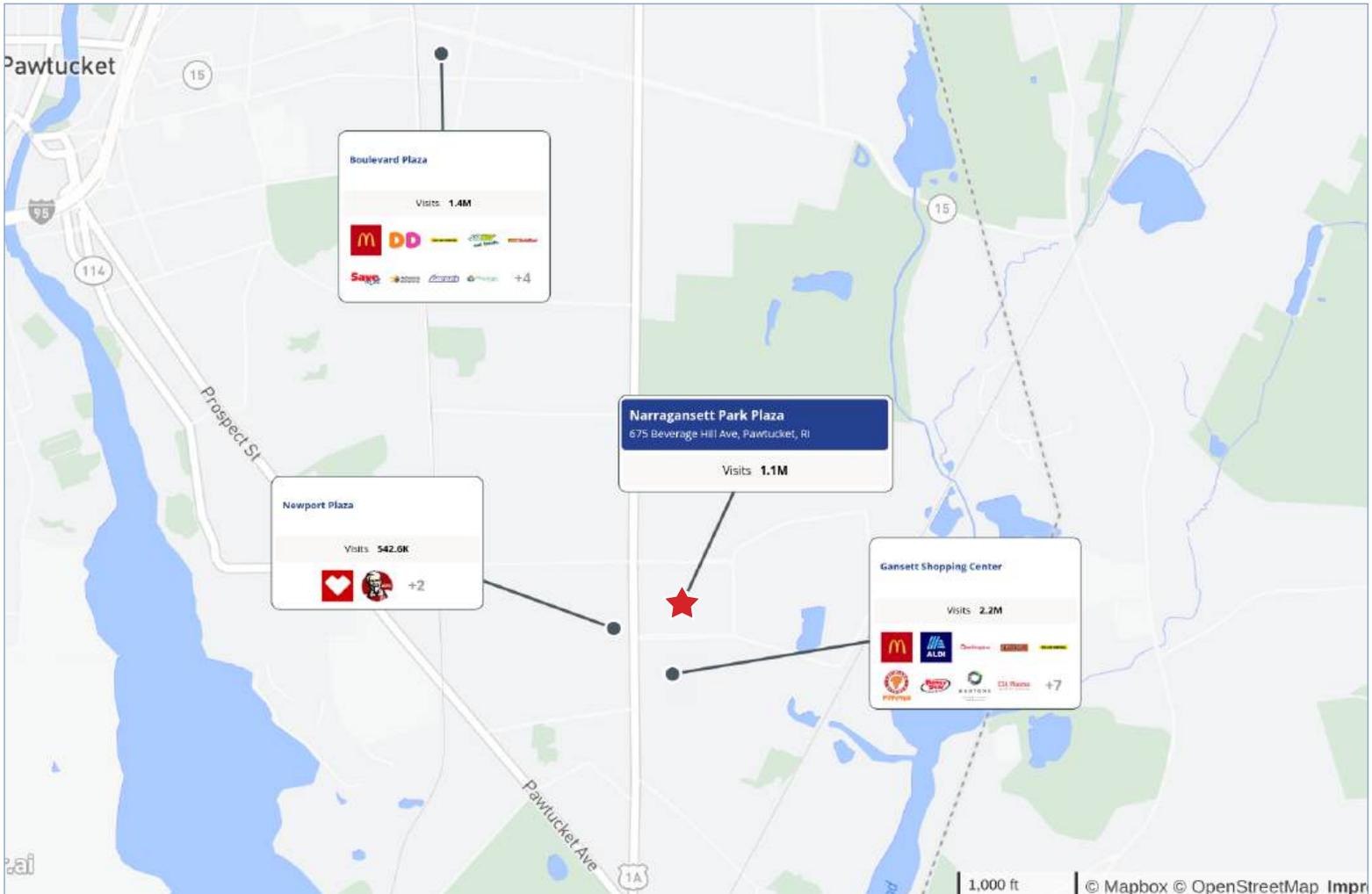
## LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.8597/-71.3522		1,270	
TRAFFIC COUNT		CARS/DAY	
Route 1A (Newport Avenue)		33,000	
2024	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	11,959	124,035	296,110
<i>Estimated Avg. HH Income</i>	\$94,714	\$101,244	\$100,889

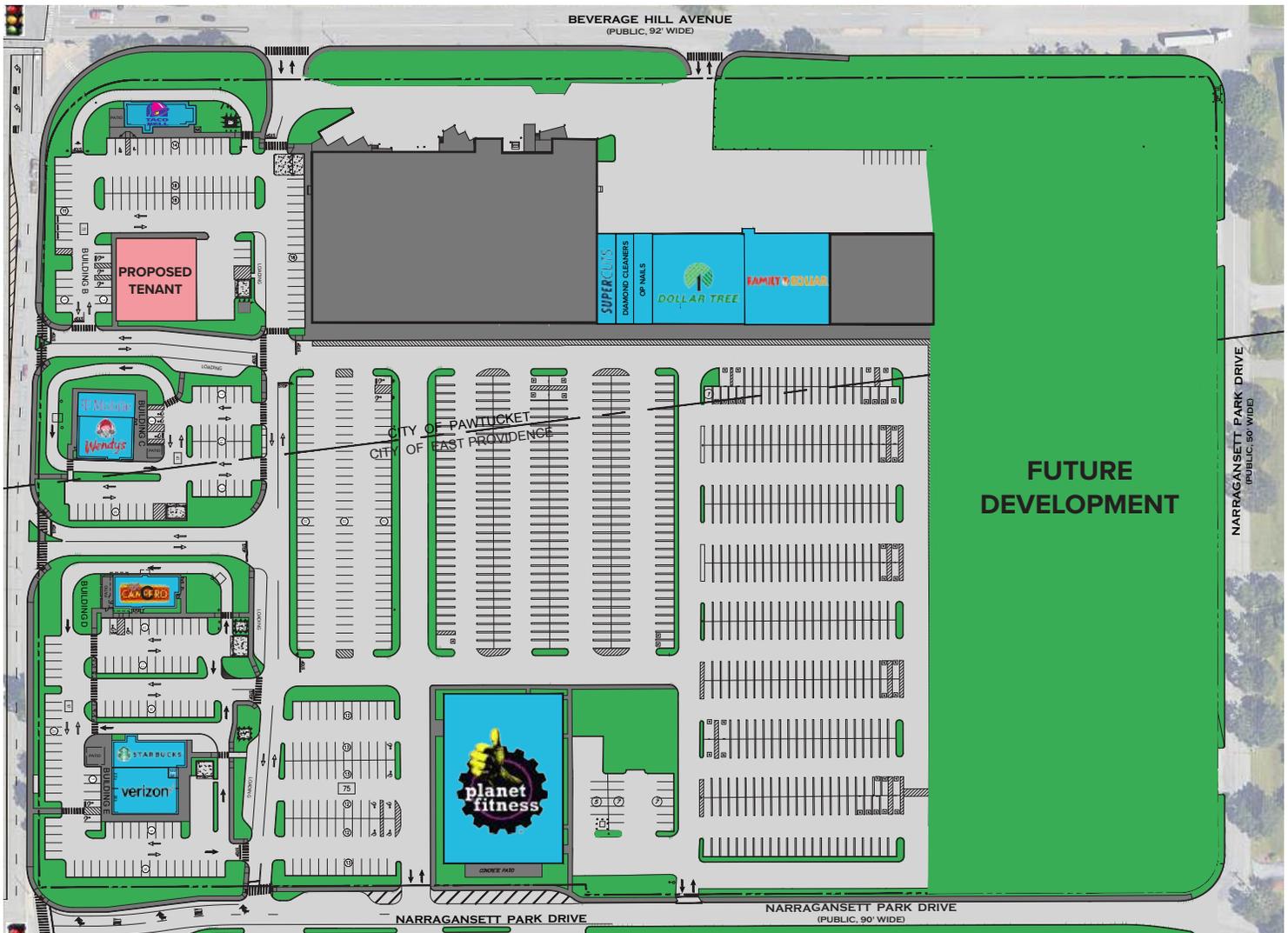
## TRUE TRADE AREA



## TRADE MAP



## SITE PLAN



SIGNED TENANTS	
	SQUARE FEET
SUPERCUTS	1,957 SF
DIAMOND CLEANERS	1,959 SF
DOLLAR TREE	10,000 SF
TACO BELL	2,000 SF
FAMILY DOLLAR	9,000 SF
OP NAILS	2,000 SF
PLANET FITNESS	23,000 SF
T-MOBILE	1,600 SF
POLLO CAMPERO	2,598 SF
STARBUCKS	2,470 SF
VERIZON	3,600 SF
WENDY'S	2,600 SF

AVAILABILITY		
	SQUARE FEET	WIDTH X LENGTH
PROPOSED TENANT	5,090 SF	90' X 85'

■ PROPOSED

# *Carpionato* GROUP

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## **FOR MORE INFORMATION, CONTACT:**

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