

40 SOCKANOSSET CROSS ROAD

CRANSTON, RHODE ISLAND



LOCATION



Positioned along a key local arterial between I-95, I-295, and Route 37, with strong traffic flow and frequent exposure to both local and regional audiences.

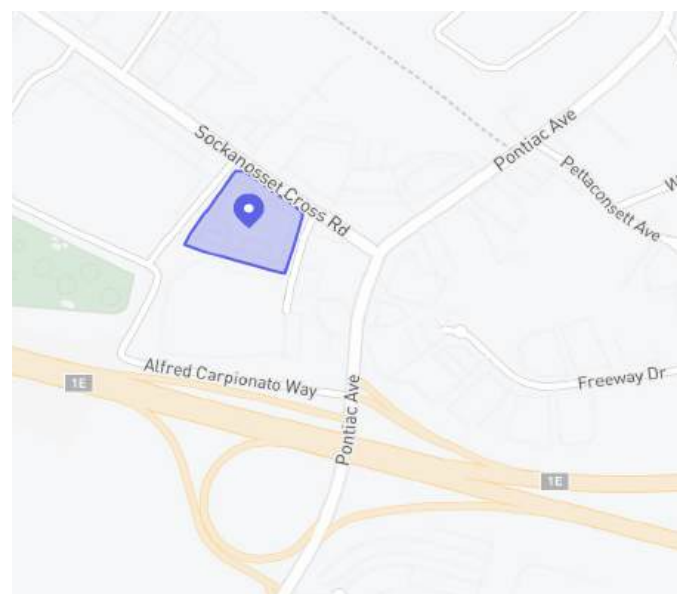
SPACE (GLA)

22,984 SF

NEARBY



Top Golf, REI, Whole Foods, Shaw's Supermarket, Staples, Avvio Ristorante, Panera Bread, Gap, Talbots, Chico's, Pottery Barn, J Crew, Container Store, Sephora, LA Fitness, Lululemon, Anthropologie



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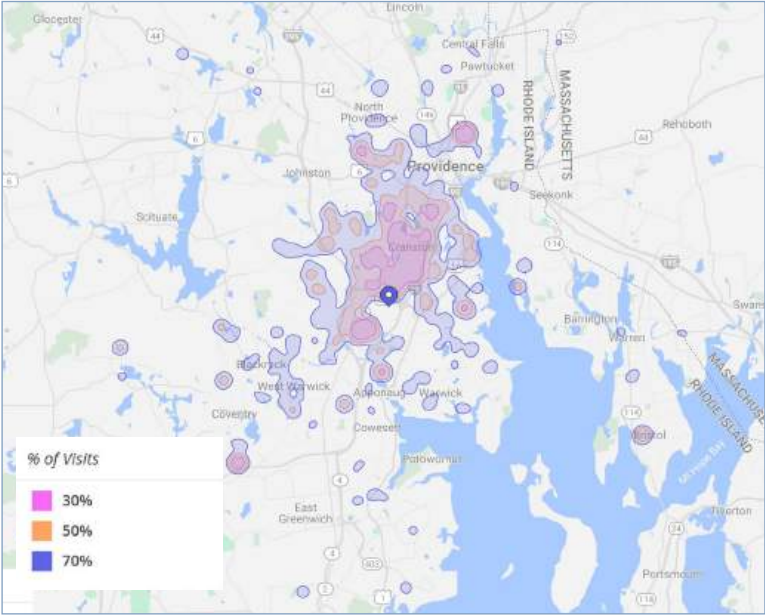
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.7532/-71.4533	151

TRAFFIC COUNT	CARS/DAY
Route 37	44,300
New London Ave (Route 2)	28,200

2024	1-MILE	3-MILE	5-MILE
Estimated Population	9,270	87,160	270,218
Estimated Avg. HH Income	\$109,202	\$102,177	\$95,908

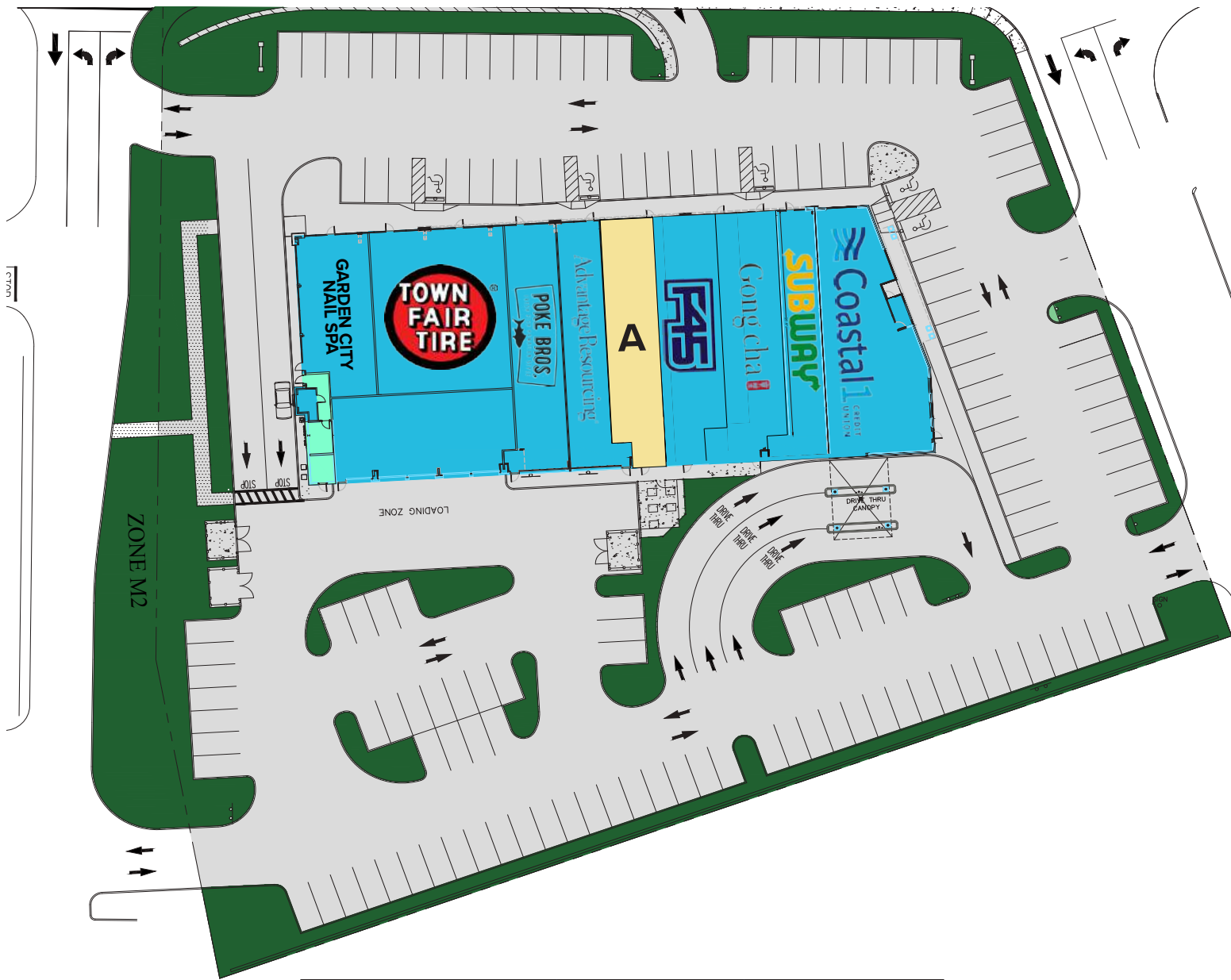
TRUE TRADE AREA



TRADE MAP



SITE PLAN



TENANTS		
	SQUARE FEET	WIDTH x LENGTH
RETAIL A	2,300 SF	
Coastal1 Credit Union	3,250 SF	
Subway	1,627 SF	
Garden City Nail Spa	1,757 SF	
Advantage Resourcing	1,776 SF	
Town Fair Tire	5,738 SF	
F-45 Training	2,700 SF	
Gong Cha	1,511 SF	
Poke Bros	2,051 SF	



AVAILABLE



PROPOSED



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