

# 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.



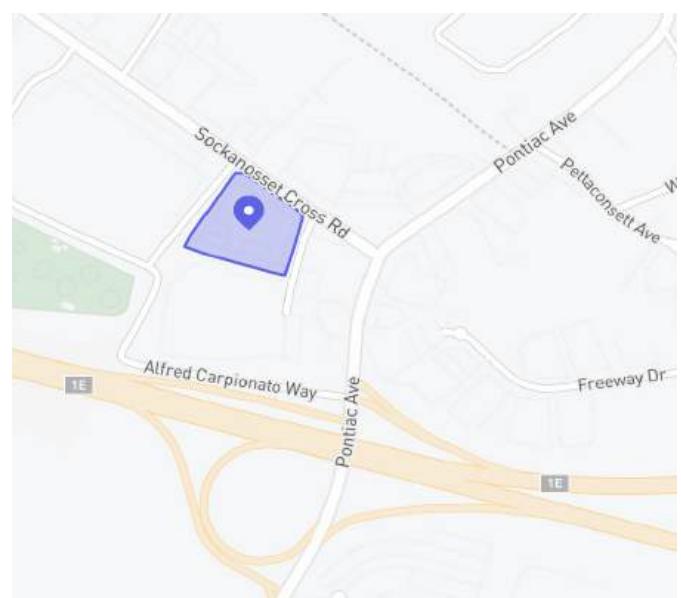
### NEARBY

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



### SPACE (GLA)

22,984 SF



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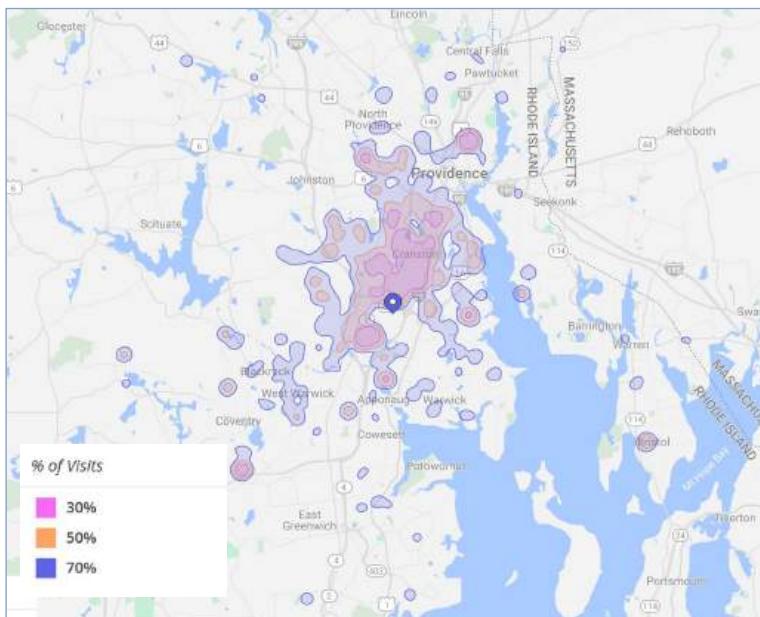
## LOCATION & DEMOGRAPHICS

| 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 |

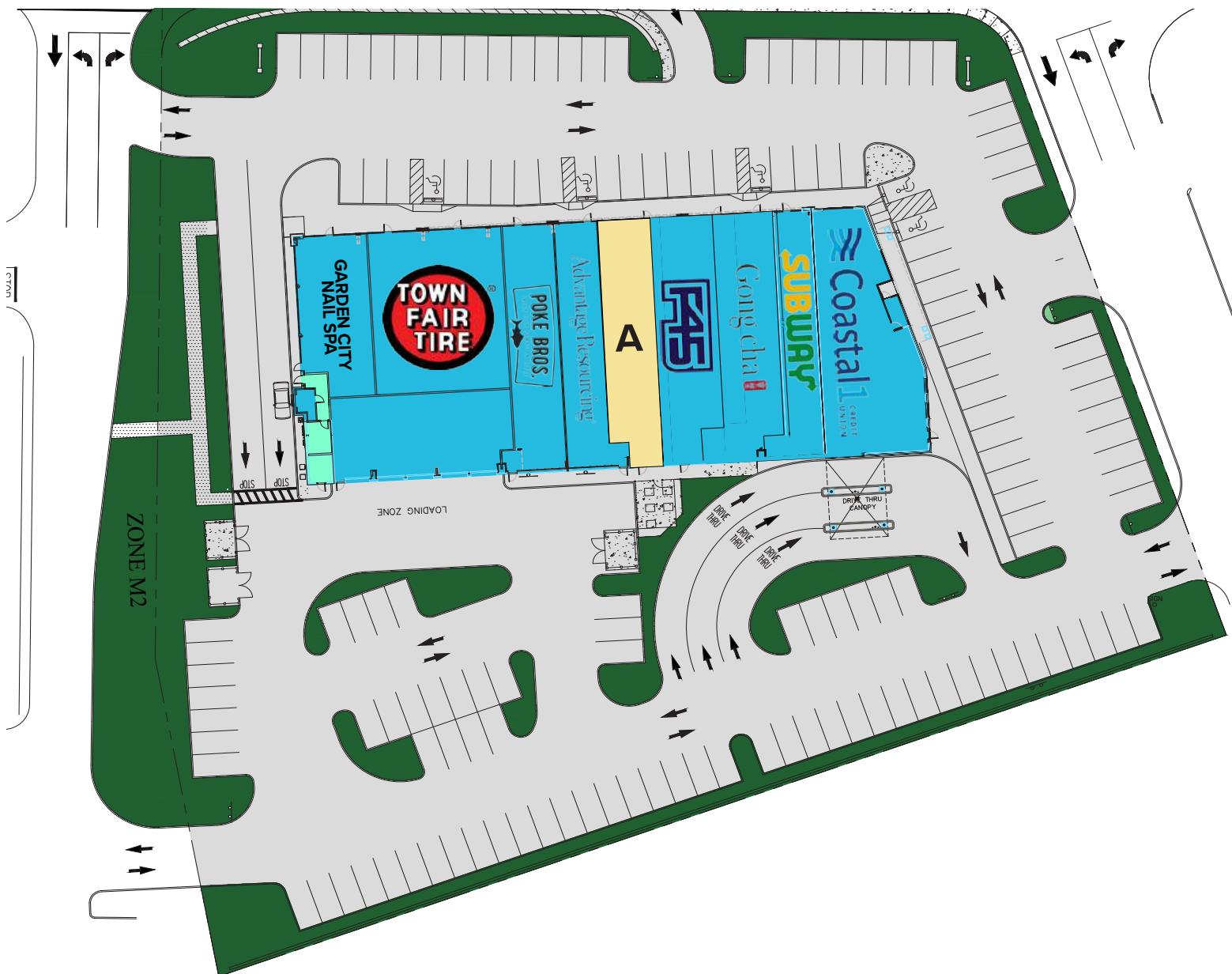
## TRUE TRADE AREA



## 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



1414 Atwood Avenue • Johnston, RI • 02919 • 401.273.6800 • [www.CarpionatoGroup.com](http://www.CarpionatoGroup.com)



## FOR MORE INFORMATION, CONTACT:

**Peter Flynn** • 401.273.6800 x141 • [PFlynn@CarpionatoGroup.com](mailto:PFlynn@CarpionatoGroup.com)  
**Joe Pierik** • 401.273.6800 x126 • [JPierik@CarpionatoGroup.com](mailto:JPierik@CarpionatoGroup.com)