

SHOPS ON 44

473 PUTNAM PIKE • SMITHFIELD, RHODE ISLAND



LOCATION

Positioned on the well-traveled Putnam Pike (Route 44), this site has strong demographics and shares a signal with the adjacent Stop and Shop plaza. Less than half a mile from the I-295 interchange.



NEARBY

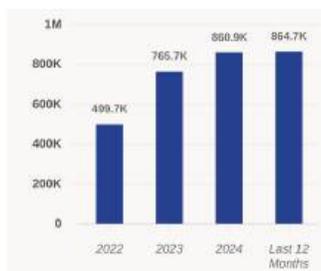
Stop & Shop, CVS, Applebee's, Santander Bank, TJ Maxx, Starbucks, Planet Fitness, Target, Home Depot, Kohl's, Dick's Sporting Goods, Michael's



FOOT TRAFFIC TREND

Visits YoY: **+9.8%**
Visits Yo2Y: **+55.1%**
Visits Yo3Y: **+622.3%**

96.53% of visits are from visitors who visited at least two times



SPACE (GLA)

29,480 SF



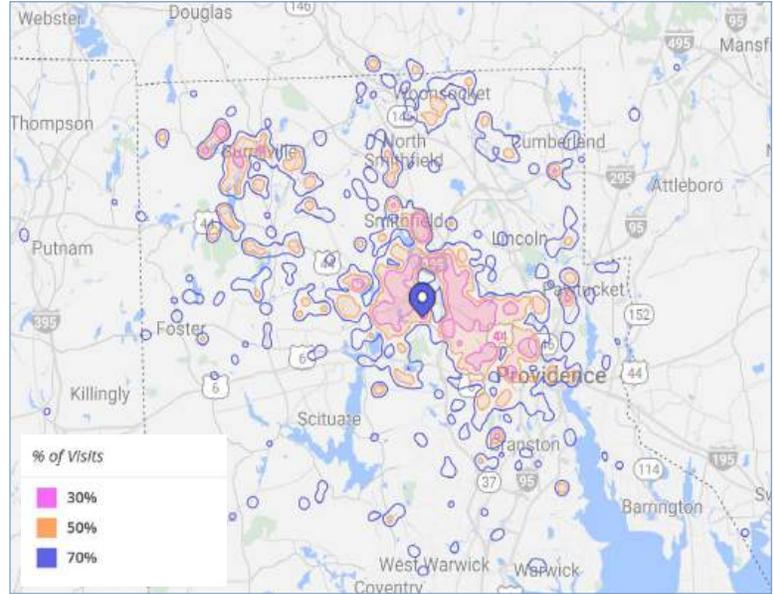
LOCATION & DEMOGRAPHICS

| LAT/LON | PARKING |
|------------------|---------|
| 41.8708/-71.5322 | 100 |

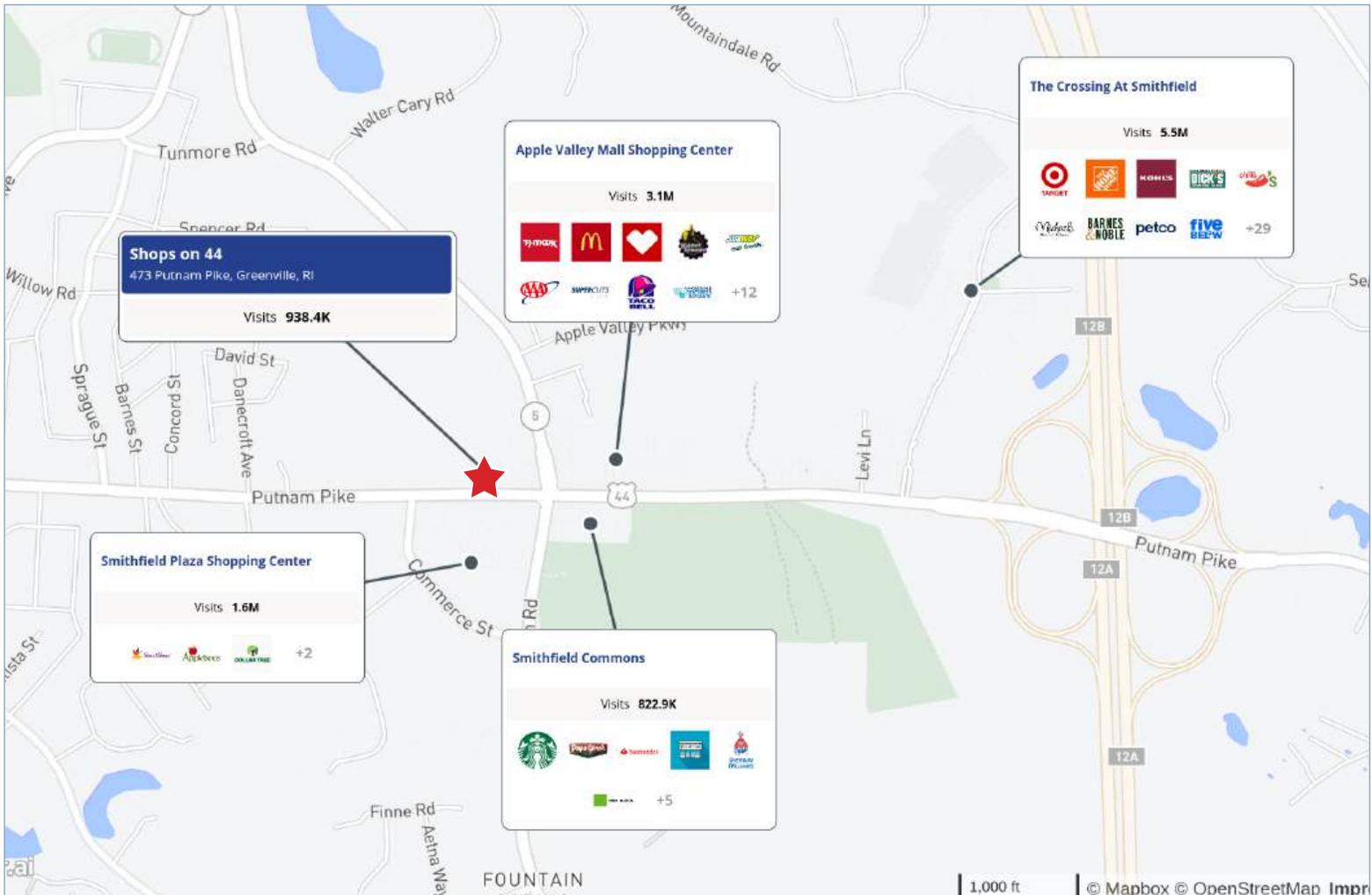
| TRAFFIC COUNT | CARS/DAY |
|---------------------|----------|
| Putnam Pike (US 44) | 27,400 |
| RI Route 5 | 26,600 |

| 2024 | 1-MILE | 3-MILE | 5-MILE |
|---------------------------------|-----------|-----------|-----------|
| <i>Estimated Population</i> | 1,233 | 30,140 | 98,151 |
| <i>Estimated Avg. HH Income</i> | \$132,705 | \$122,461 | \$115,847 |

TRUE TRADE AREA



TRADE MAP



SITE PLAN



| TENANTS | | |
|---------------------|-----------------|----------------------|
| | SQUARE FEET (±) | WIDTH X LENGTH (±) |
| Retail A | 1,600 SF | 16' x 100' |
| Retail B | 3,869 SF | 38'-8" x 100" |
| Urgent Vet | | 2,718 SF |
| CAVA Mezze Grille | | 2,958 SF |
| Centerville Bank | | 1,500 SF |
| Chipotle | | 2,400 SF |
| European Wax Center | | 1,827 SF |
| Jersey Mike's | | 1,800 SF |
| Panera Bread | | 4,127 SF |

AVAILABLE
 PROPOSED



AVAILABLE UNITS A & B

Carpionato GROUP

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