

THE OFFICES AT CHAPEL VIEW

CHAPEL VIEW BOULEVARD • CRANSTON, RHODE ISLAND



LOCATION

High-visibility, signalized intersection at RI Route 2 (New London Ave) and Sockanosset Cross Road with immediate access to I-95, I-295, and Route 37 — centrally connecting Chapel View to Providence, Warwick, and the greater Rhode Island region.



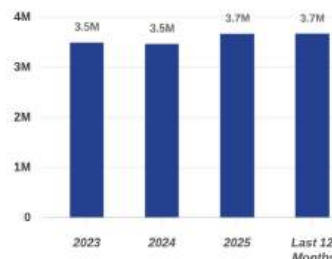
NEARBY

Garden City (Whole Foods, LA Fitness, Tavern in the Square, Anthropologie, Ulta, Old Navy, Crate and Barrel, Chipotle, L.L. Bean, Pottery Barn, The Container Store, Starbucks, Lululemon, Legal Sea Foods, Gap Top Golf, Subway, F-45 Training)

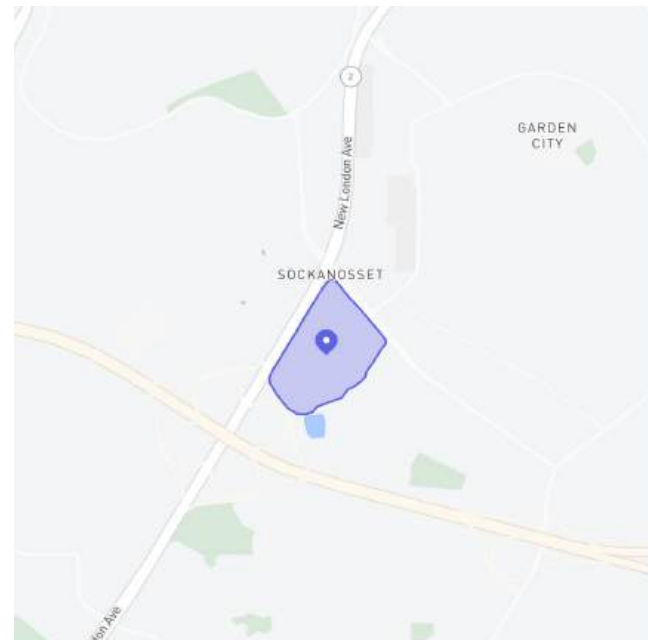


FOOT TRAFFIC TREND

Visits YoY: **+5.3%**
Visits Yo2Y: **+5.6%**
Visits Yo3Y: **+7.6%**



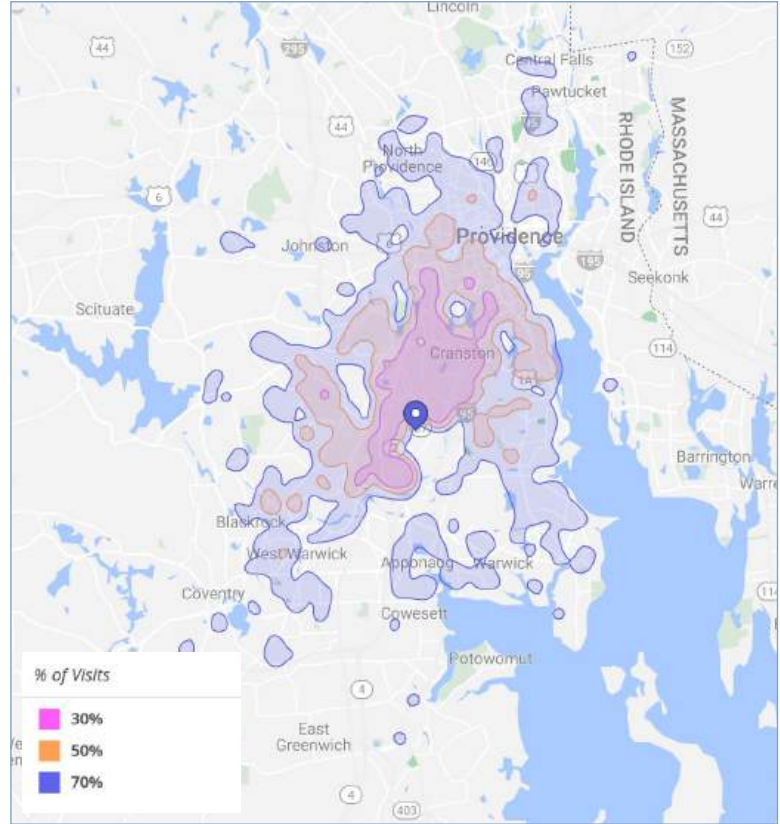
SPACE



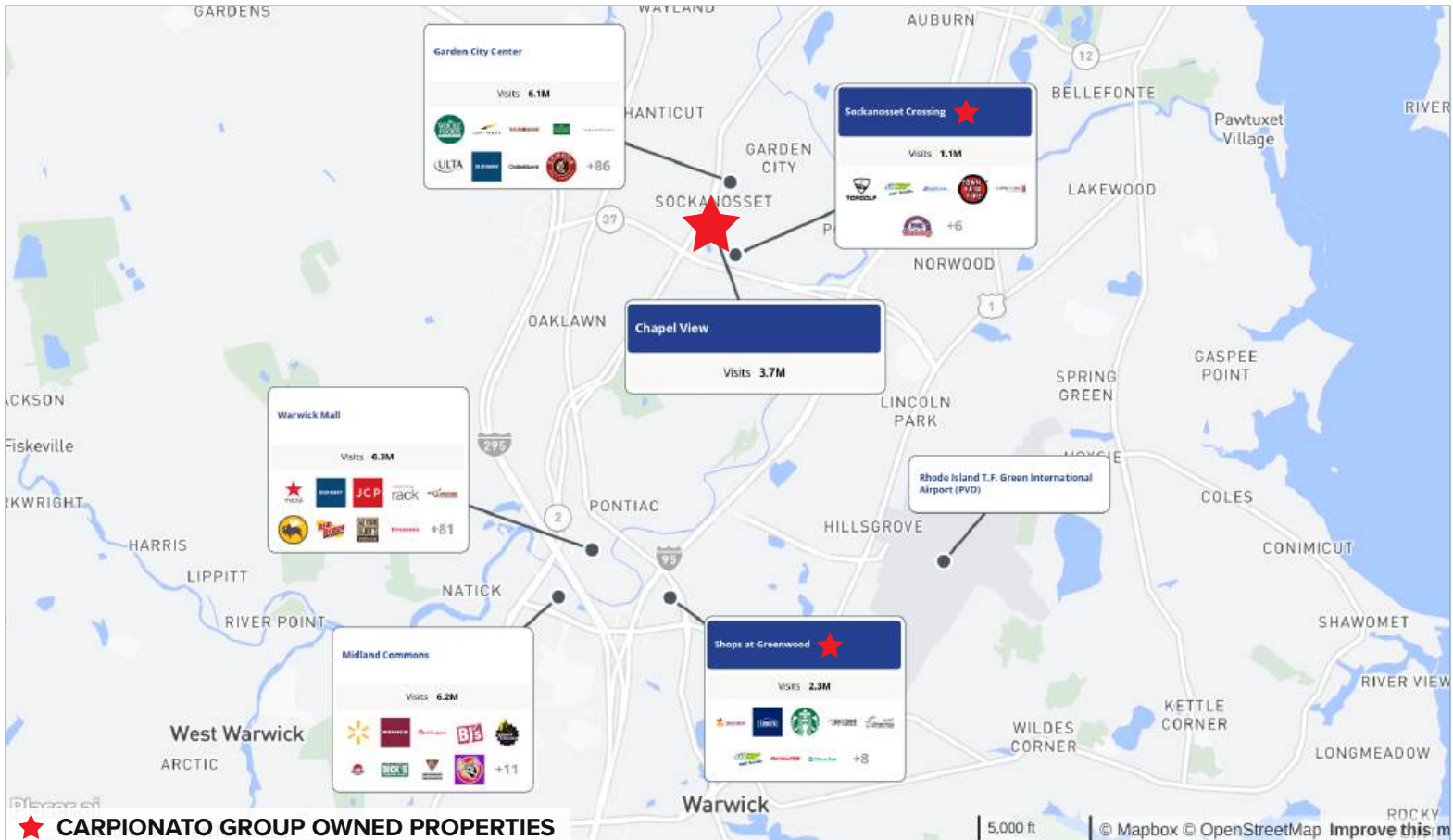
LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.757950/-71.461037		1,157	
TRAFFIC COUNT		CARS/DAY	
New London Ave (RT 5)		28,300	
Route 7		37,200	
Sockanosset Cross Road		12,400	
RT. I-295		77,500	
RT. I-95		130,700	
2025	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	12,224	87,835	276,478
<i>Estimated Avg. HH Income</i>	\$118,182	\$115,681	\$105,418
WORKPLACE	1-MILE	3-MILE	5-MILE
Total Businesses	618	3,757	9,825
Total Employees	5,645	37,319	105,137

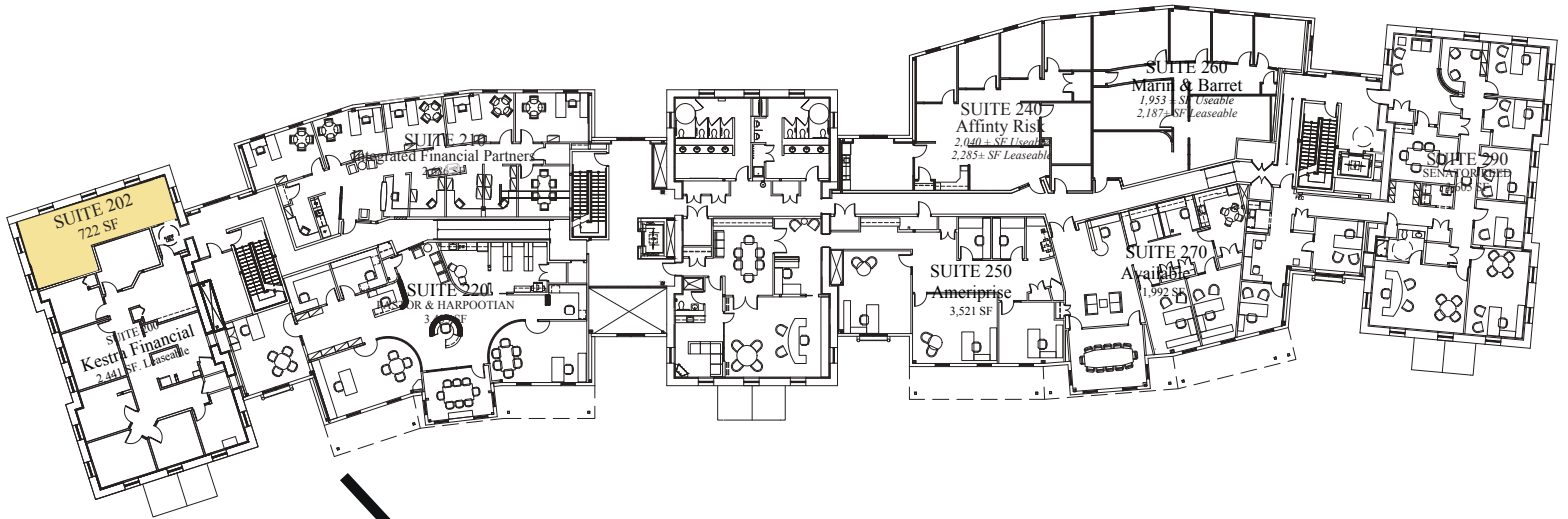
TRUE TRADE AREA



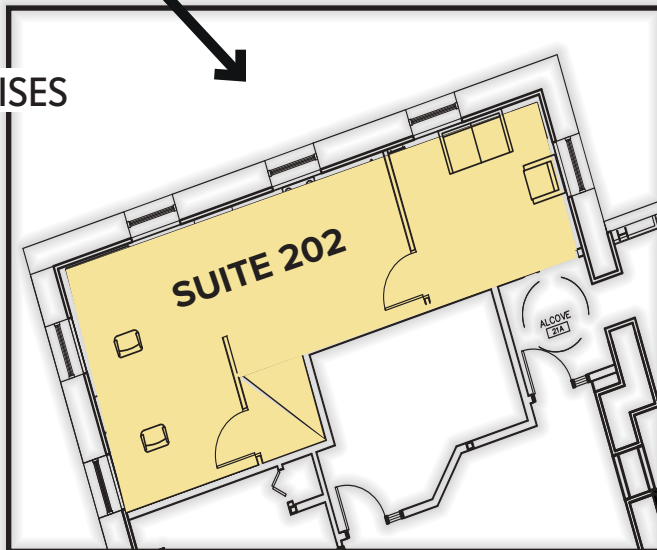
TRADE MAP



BUILDING1000

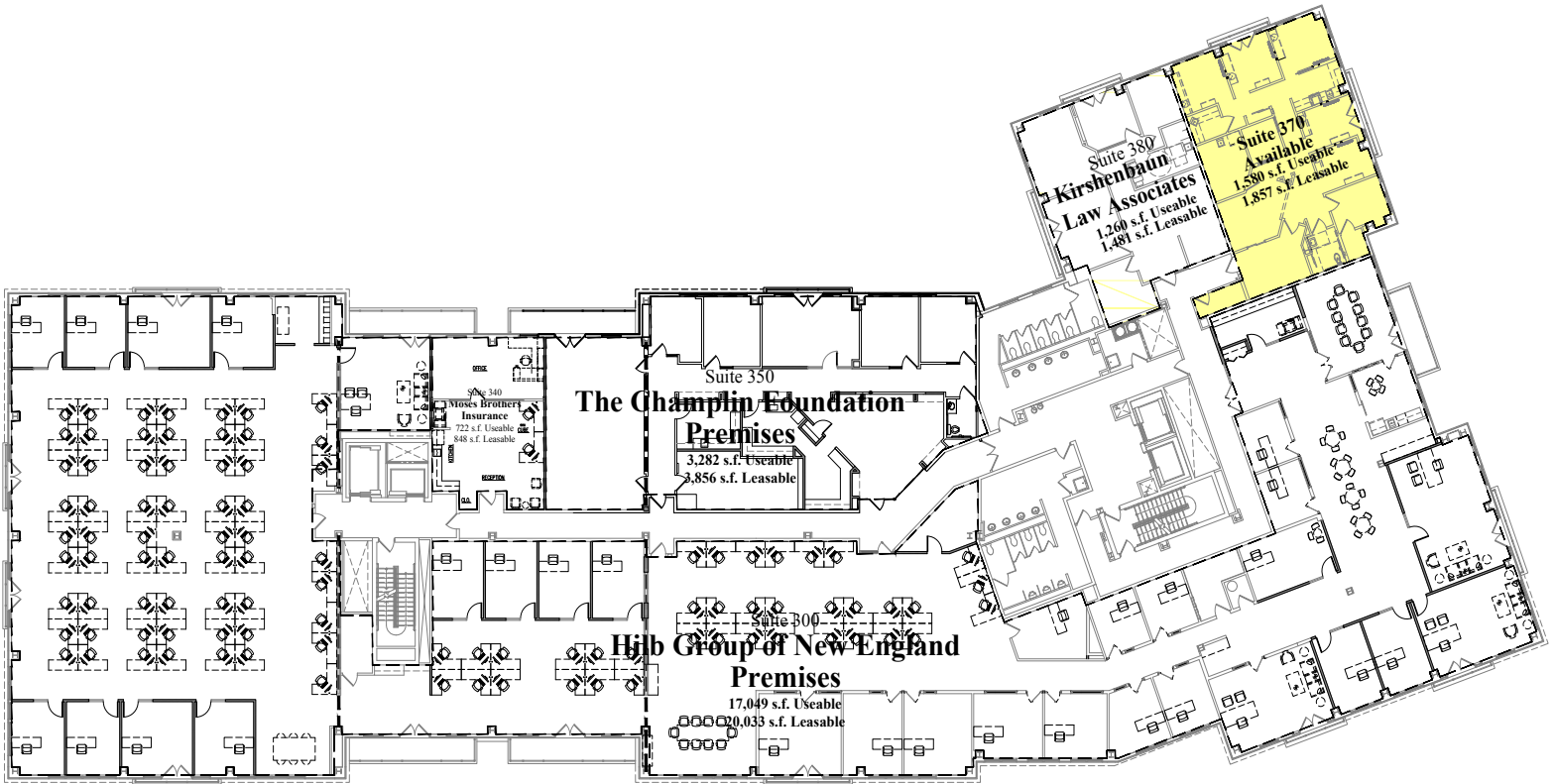


SUITE 202
2ND FLOOR PREMISES
722± SF



TENANTS	SUITE #
Northeast Investment Group	200
AVAILABLE	202
Integrated Financial Partners	210
Paster & Harpootian, Ltd.	220
Affinity Risk Insurance	240
Ameriprise	250
Marin & Barrett	260
Senator Jack Reed	290

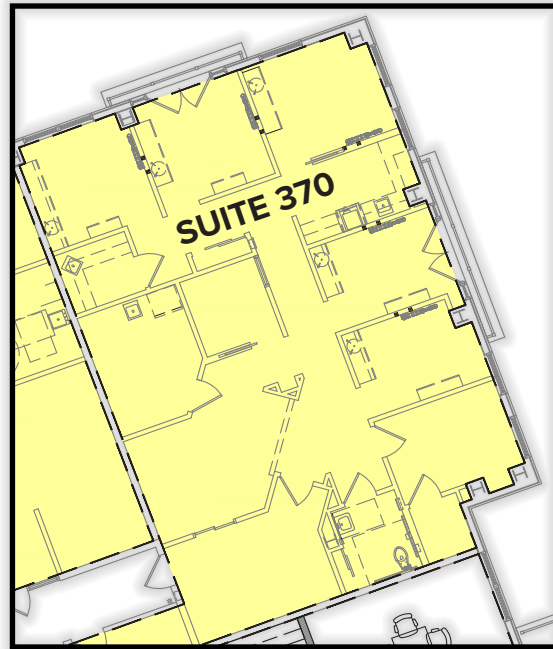
BUILDING2000



TENANTS	SUITE #
Hilb Group	300
Moses Brothers Insurance	340
The Champlin Foundations	350
AVAILABLE	370
Kirshenbaum Law Associates	380

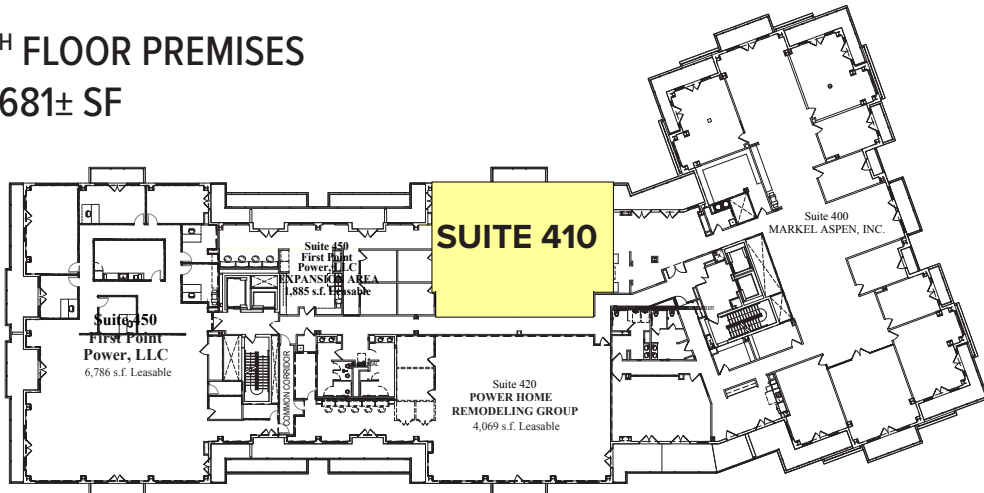
BUILDING2000

SUITE 370
3RD FLOOR PREMISES
1,857 ± SF



BUILDING2000

4TH FLOOR PREMISES
2,681± SF



Carpionato GROUP

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