

40 SOCKANOSSET CROSS ROAD

CRANSTON, RHODE ISLAND



LOCATION



Positioned in the heart of Cranston's premier retail corridor near Route 2, Route 5, and Pontiac Avenue with convenient access to Route 37, I-295, and I-95.

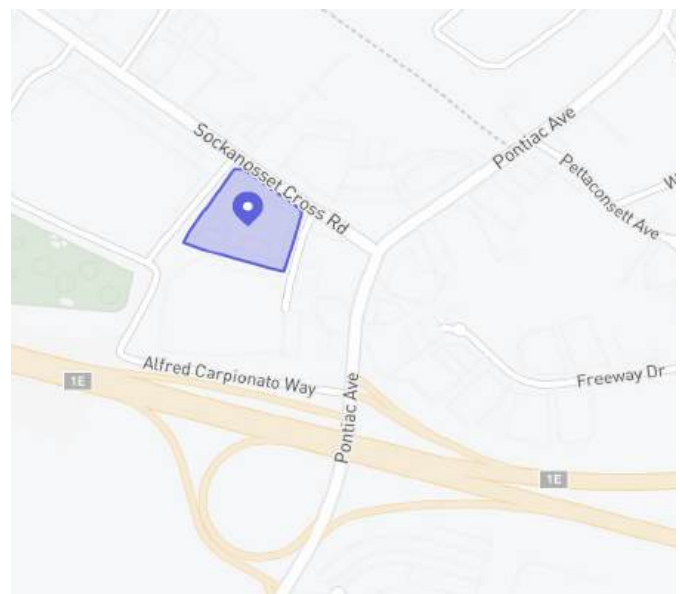
SPACE (GLA)

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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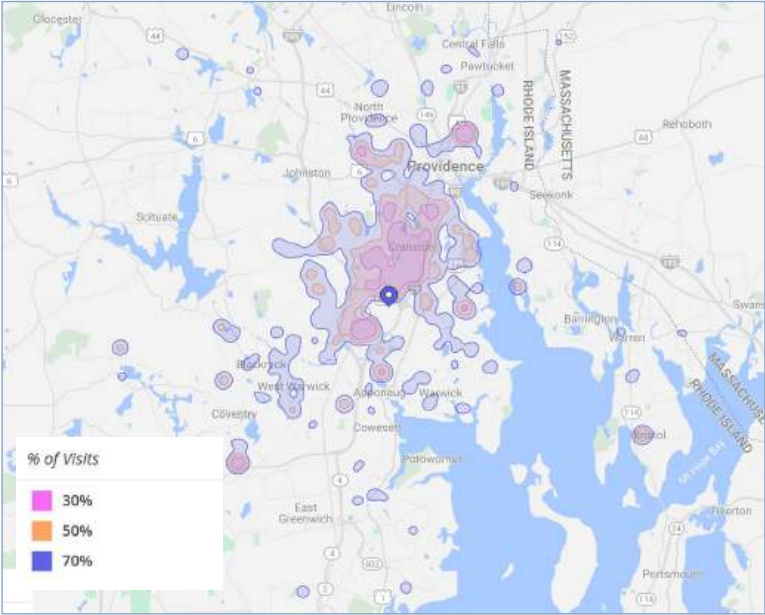
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.7532/-71.4533	151

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

2025	1-MILE	3-MILE	5-MILE
Estimated Population	9,290	87,312	272,033
Estimated Avg. HH Income	\$120,332	\$112,825	\$105,873

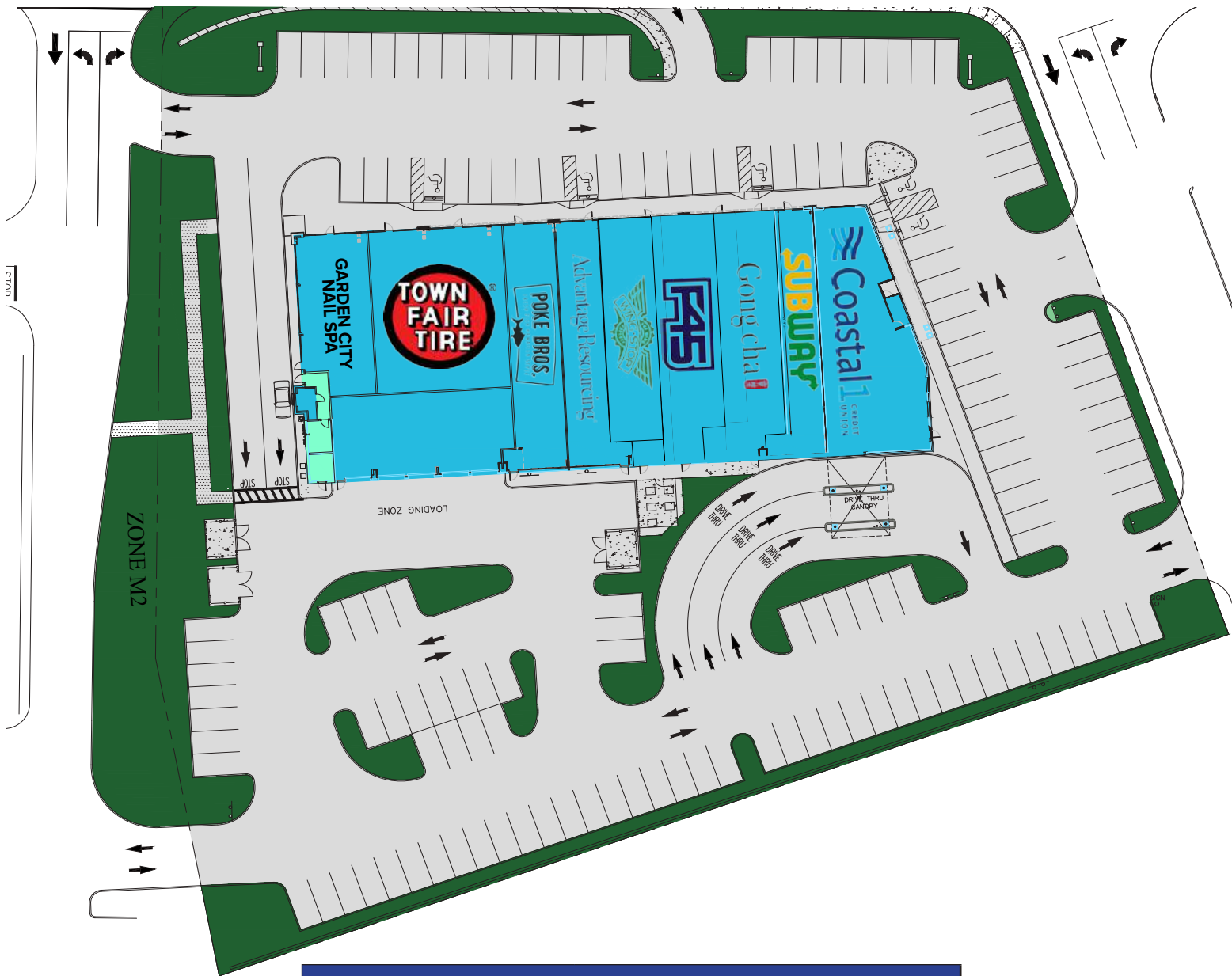
TRUE TRADE AREA



TRADE MAP



SITE PLAN



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



AVAILABLE



PROPOSED



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