40 SOCKANOSSET CROSS ROAD

CRANSTON, RHODE ISLAND



LOCATION

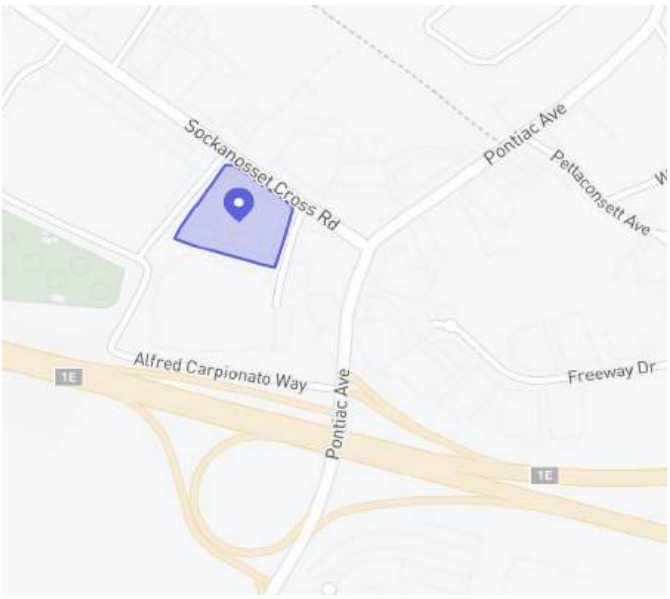
Positioned in the heart of Cranston's premier retail corridor near Route 2, Route 5, and Pontiac Avenue with convenient access to Route 37, I-295, and I-95.

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



1414 Atwood Avenue • Johnston, RI • 02919 • 401.273.6800 • **www.CarpionatoGroup.com**

Carpionato GROUP

40 SOCKANOSSETT CROSS ROAD

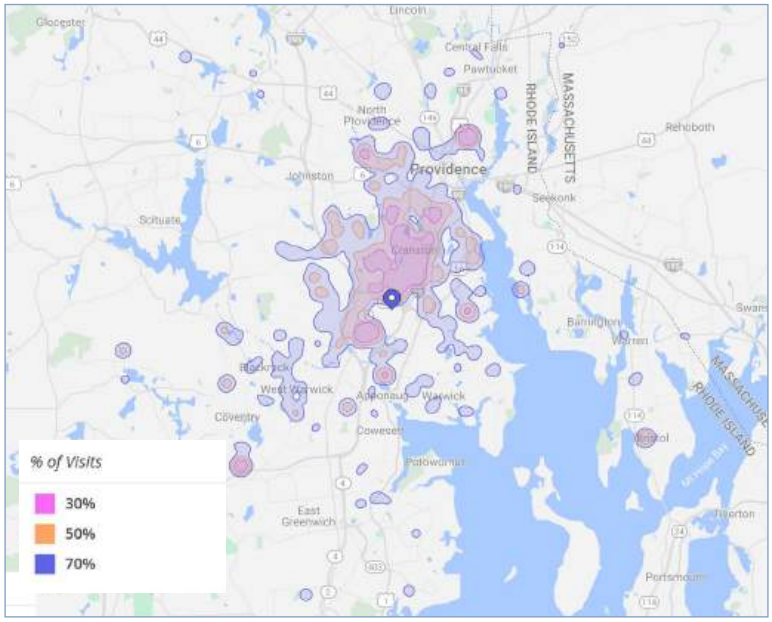
LOCATION & DEMOGRAPHICS

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

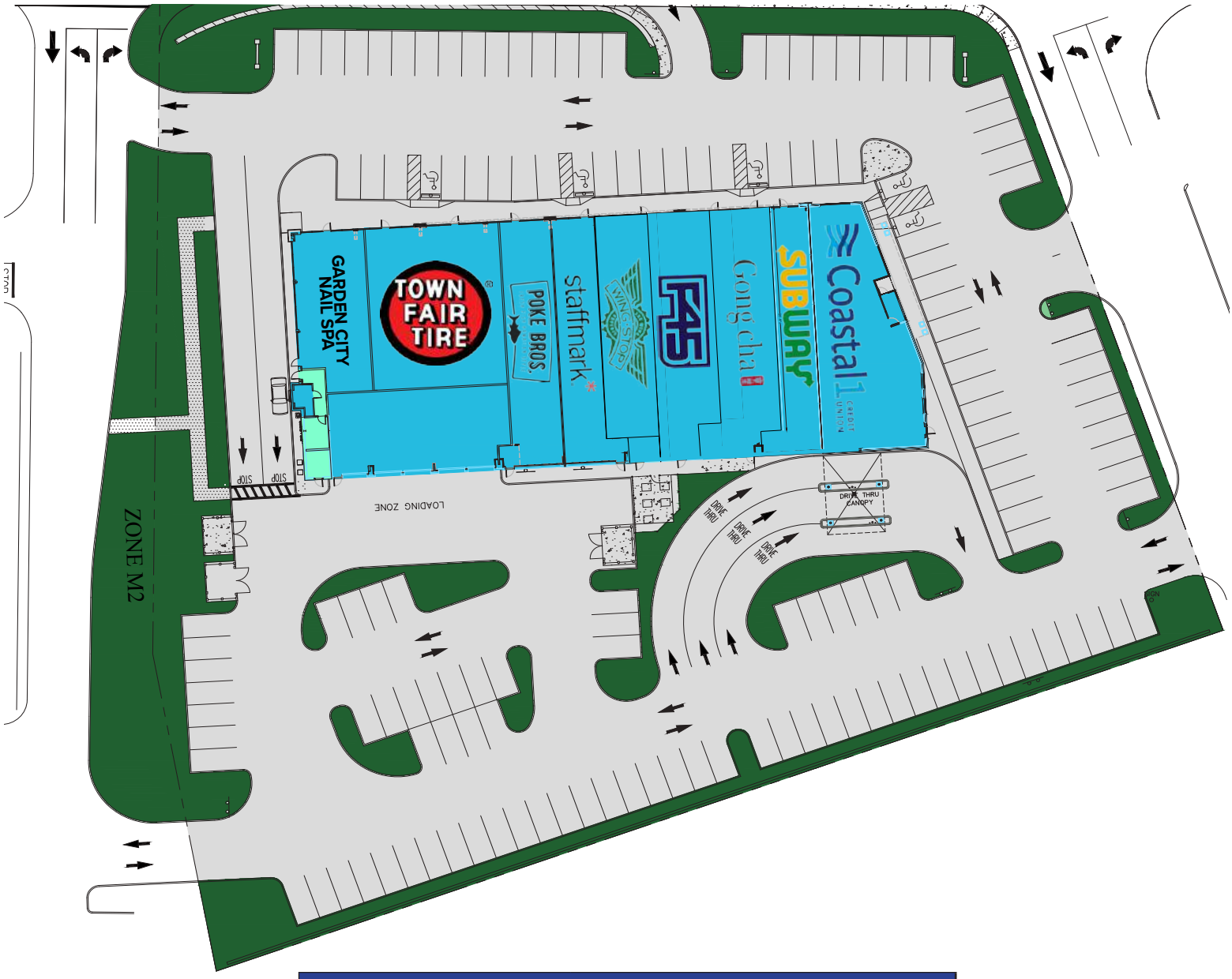


TRADE MAP



★ **CARPIONATO GROUP OWNED PROPERTIES**

SITE PLAN



TENANTS	
	SQUARE FEET
Coastal1 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
Staffmark	1,776 SF
Subway	1,627 SF
Town Fair Tire	5,738 SF
Wing Stop	2,300 SF

Carpionato GROUP

1414 Atwood Avenue • Johnston, RI • 02919 • 401.273.6800 • **www.CarpionatoGroup.com**







FOR MORE INFORMATION, CONTACT:

Peter Flynn • 401.273.6800 x141 • PFlynn@CarpionatoGroup.com

Joe Pierik • 401.273.6800 x126 • JPierik@CarpionatoGroup.com