MIDDLETOWN COMMONS

850 AQUIDNECK AVENUE • MIDDLETOWN, RHODE ISLAND



LOCATION

Located on the well-traveled Aquidneck Avenue (138A Scenic), the primary north-south route connecting Middletown's residential core to the Newport beaches. Minutes away from the Naval Undersea Warfare Center (NUWC) and Naval Station Newport.

NEARBY

Numerous restaurants, medical offices, garden centers and Newport Vineyards

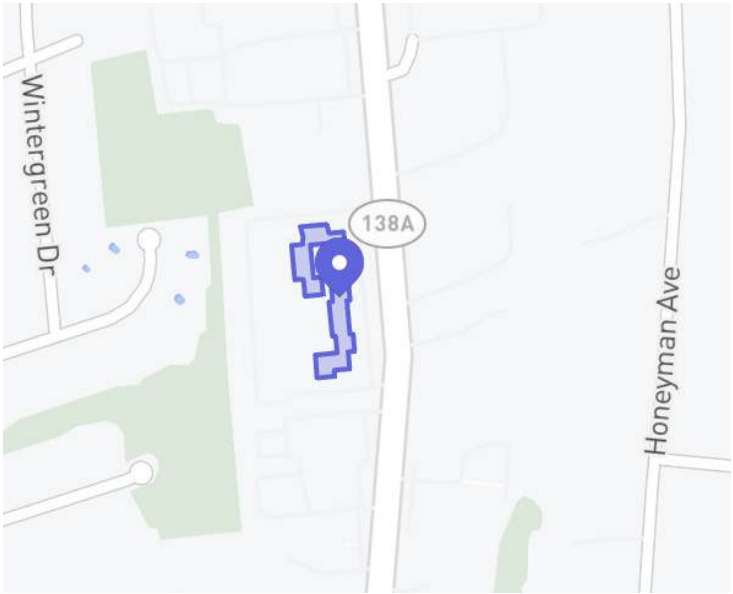
USE

Office/ Medical

Abundant surface parking adjacent to individual office suites.

SPACE (GLA)

40,933 SF



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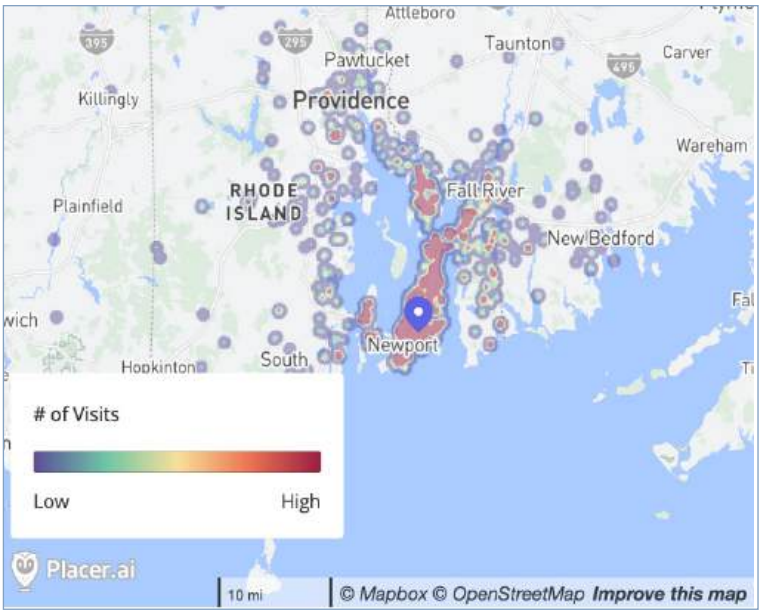
LOCATION & DEMOGRAPHICS

LAT/LON	PARKING
41.5110/-71.2829	298

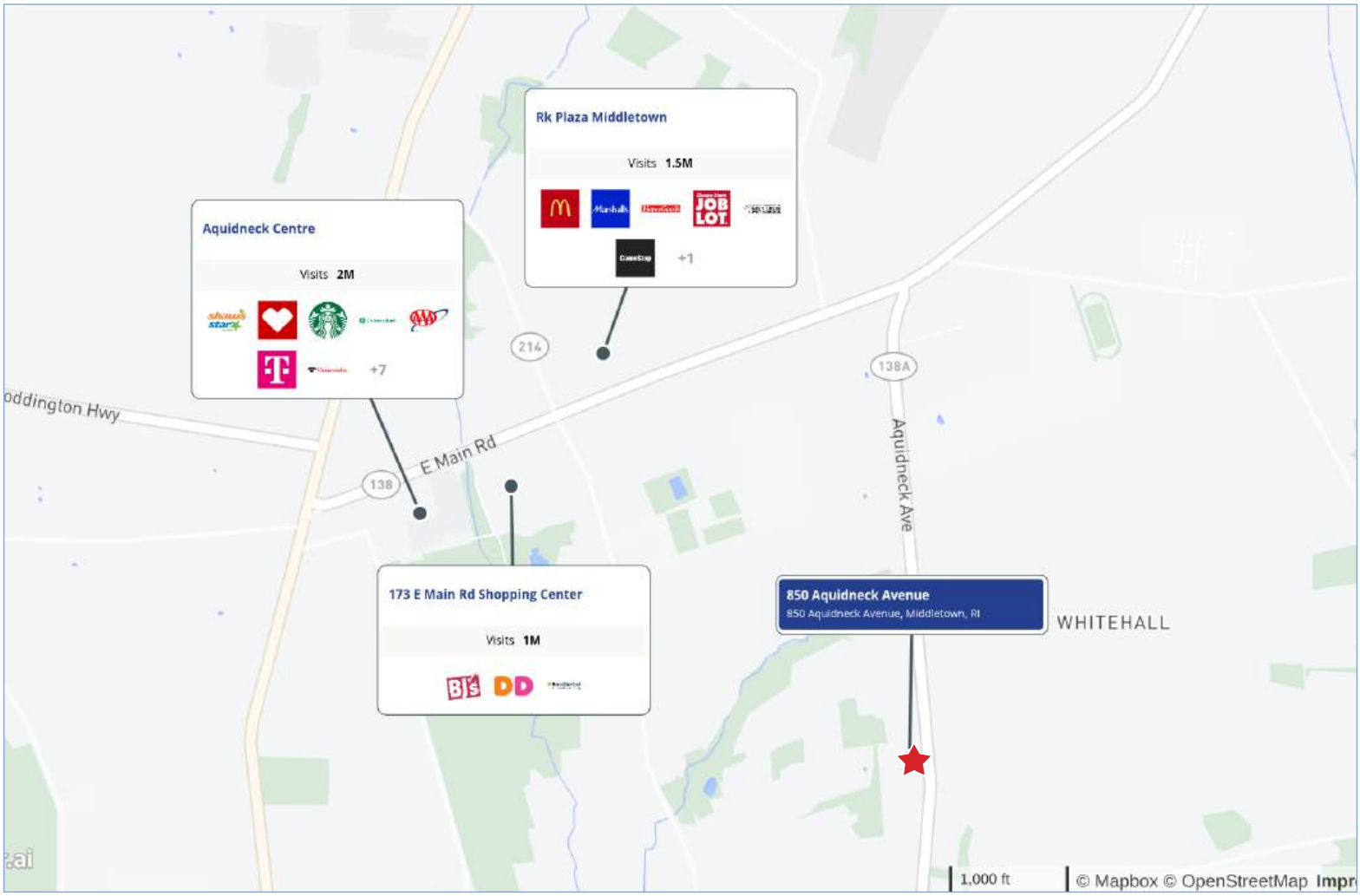
TRAFFIC COUNT	CARS/DAY
Aquidneck Avenue (Route 138A)	11,500
East Main Road (Route 138)	21,500

2025	1-MILE	3-MILE	5-MILE
Estimated **Population**	3,281	37,326	51,391
Estimated **Avg. HH Income**	$115,952	$140,454	$151,169

TRUE TRADE AREA

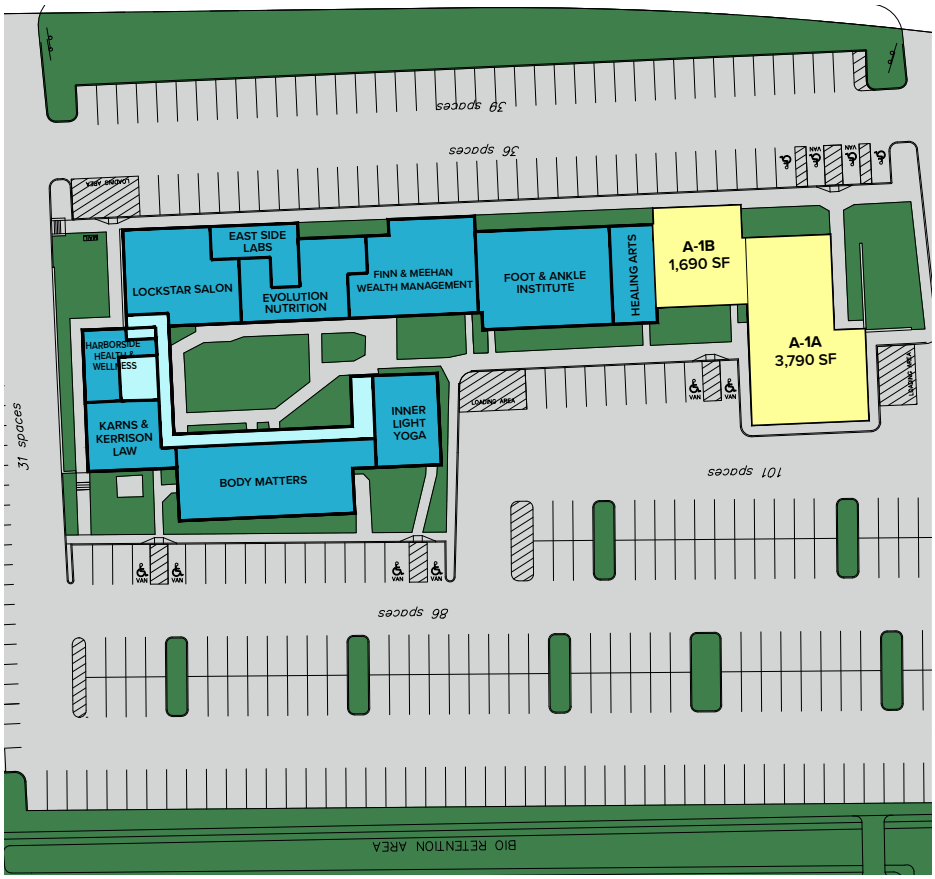


TRADE MAP



SITE PLAN

MAIN LEVEL



LOWER LEVEL



TENANTS	
MAIN LEVEL	
	SQUARE FEET
A1-A	**3,790 SF**
A1-B	**1,690 SF**
Harborside Health & Wellness	722 SF
Body Matters	2,514 SF
East Side Labs	860 SF
Evolution Nutrition	1,340 SF
Finn & Meehan Wealth Management	2,191 SF
Foot & Ankle Institute	2,500 SF
Healing Arts	800 SF
Inner Light Yoga	1,147 SF
Karnes & Kerrison Law	1,092 SF
Lockstar Salon	1,975 SF
LOWER LEVEL	
B1-B	**1,641 SF**
B2	**2,041 SF**
B4 - B7	**5,088 SF**
B8	**1,200 SF**
Stifel, Nicolaus & Co	1,288 SF
Connections PT	1,055 SF
Coastal Foot & Ankle	2,858 SF
Dr. Dobbin & Dr. Freedman	2,505 SF
David Fox Esquire	1,986 SF

AVAILABLE

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