

COWESETT CORNERS

300 QUAKER LANE | WARWICK, RI 02886

AVAILABLE 946 SF - 4,000 SF

ANCHORED BY

petco

STOP & SHOP

five BELOW

MATTRESS FIRM

PROPERTY INFORMATION

- High-volume Stop & Shop anchored shopping center
- In excess of 50,000 cars per day combined along Route 2 and Cowesett Road
- Available pad with opportunity for a drive-thru lane
- Endcap second-generation restaurant space available
- 967 Parking Spots

SPACE DETAILS

- Available 946 sf - 4,000 sf.

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,900	65,582	130,398
MEDIAN HH INC	\$72,191	\$99,843	\$105,793
AVERAGE HH INC	\$103,396	\$128,132	\$135,552



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

BRYAN FURZE | 617.591.9995 | Bryan@CharterRealty.com

COWESETT CORNERS

300 QUAKER LANE | WARWICK, RI 02886



#	Tenant	Sq. Ft.
A-1	Five Guys Burgers & Fries	2,627
B-1	Available	1,893
B-2	Five Below	7,902
B-3	Petco	13,756
C-2/3/4	Oak Street Health	8,333
C-5/6	U.S. Armed Forces Career Center	5,517
C-7	Blue Cross Blue Shield	2,828

C-8	Sally Beauty	1,746
C-9	Available	1,701
C-10	The Joint	1,539
C-11	Tropical Smoothie Cafe	1,620
C-12	Stop & Shop	61,567
C-15	Miracle Ear	1,334
C-16	Available	2,000
C-17	Game Stop	2,000

C-18	Hi Nails	1,595
C-19	The Honeybaked Ham Co.	2,475
G-1	Applebee's	5,599
E-21	Mattress Firm	6,849
F-1	Available - Drive Through Pad	4,000
E-23/24	New Asia House	4,355
E-25	Available	946
E-26	Available	976

E-27	Available	990
E-28	Available	990
E-29	Available	980
E-30	Super Stop & Shop Fuel	4,165



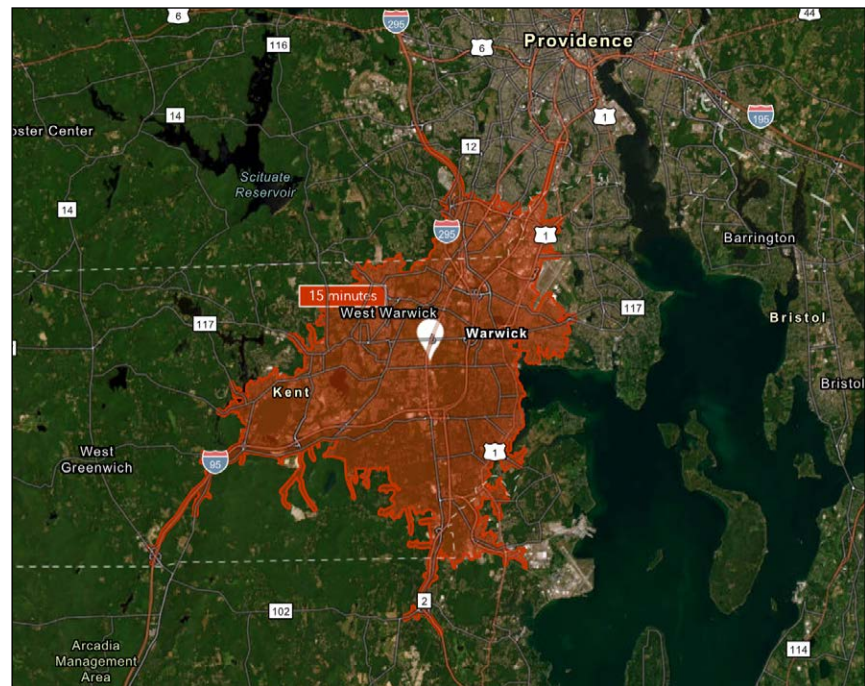
Daniel Zelson, of Charter Realty Company of RI, Licensed Real Estate Broker

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

COWESETT CORNERS

300 QUAKER LANE | WARWICK, RI 02886

15 MINUTE DRIVE TIME



KEY FACTS

113,663

Population

44.0

Median Age

\$85,192

Median Household Income

129,604

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec

17,371 Households

Retirement Communities

3,779 Households

Front Porches

3,114 Households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Socioeconomic Traits

A combination of single-family homes and independent living with apartments, assisted living, and continuous care nursing facilities. Frugal, they pay close attention to finances.

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Married couples, approaching retirement age.

Household Types

Small household size; many residents have outlived their partners and live alone.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family

Typical Housing

Multiunits; Single Family

Typical Housing

Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$1,290,402,281

EDUCATION

Bachelor's Degree
or Higher



37%

OWNER OCCUPIED HOME VALUE

Average



\$479,028

ANNUAL HOUSEHOLD SPENDING

\$3,744

Eating
Out

\$2,441

Apparel &
Services

\$6,975

Groceries

\$282

Computer &
Hardware

\$8,010

Health
Care



Daniel Zelson, of Charter Realty Company of RI, Licensed Real Estate Broker

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

COWESETT CORNERS

300 QUAKER LANE | WARWICK, RI 02886

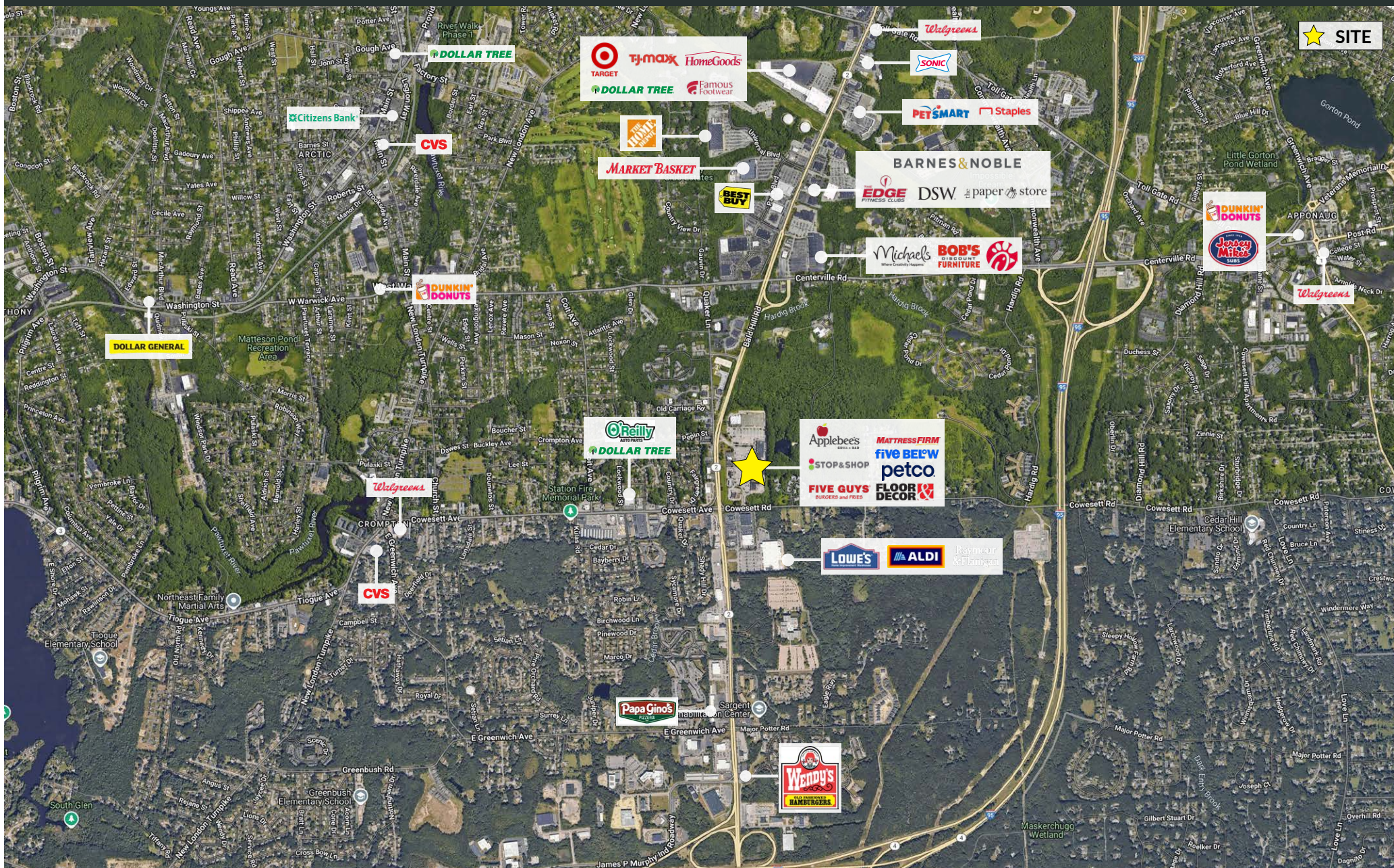


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

COWESETT CORNERS

300 QUAKER LANE | WARWICK, RI 02886

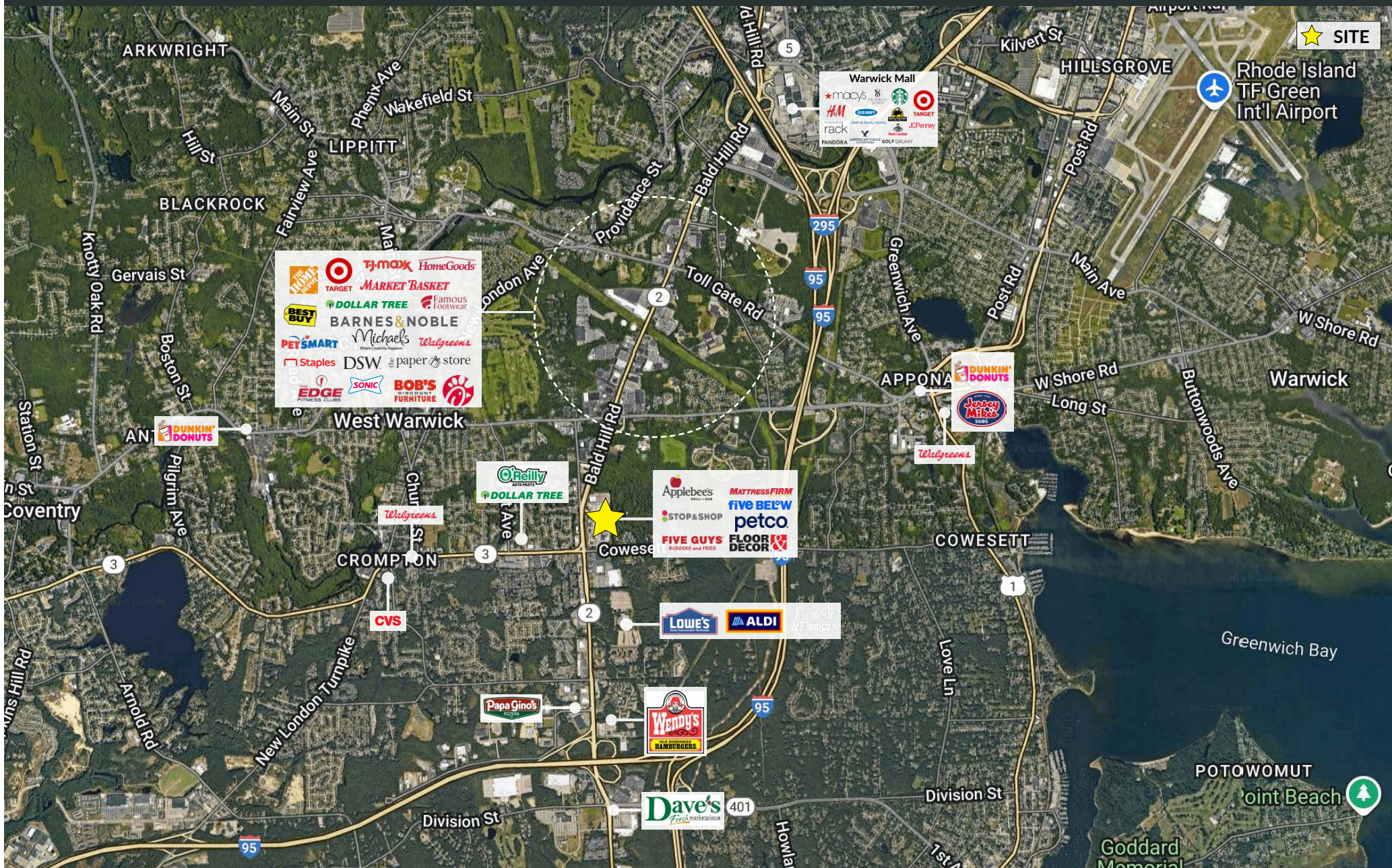


Daniel Zelson, of Charter Realty Company of RI, Licensed Real Estate Broker

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

COWESETT CORNERS

300 QUAKER LANE | WARWICK, RI 02886



Daniel Zelson, of Charter Realty Company of RI, Licensed Real Estate Broker

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

COWESETT CORNERS

300 QUAKER LANE | WARWICK, RI 02886



Daniel Zelson, of Charter Realty Company of RI, Licensed Real Estate Broker

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.