

± 16,000 SF Available Sub-dividable
Lease Rate: Upon Request

Property Highlights

- Corner at a light
- High visibility
- Excellent access
- Shadow anchored by Shaw's Aquidneck Shopping Center
- Traffic Counts: 55,000 vpd West Main Road
43,000 vpd East Main Road

Amenities

- Tremendous traffic
- Best corner on Aquidneck Island
- Area Retailers include Shaw's, CVS, Chipotle, D'Angelo, Walgreen, Starbucks, BJ's, Christmas Tree Shoppes

Demographics

| | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------|-------------|-------------|-------------|
| Population | 9,795 | 37,373 | 53,187 |
| Households | 4,585 | 16,964 | 23,647 |
| Population Median Age | 38.6 | 39.9 | 41.9 |
| 5 Yr Pop Growth (Total%) | 0.5% | 0.6% | 0.4% |

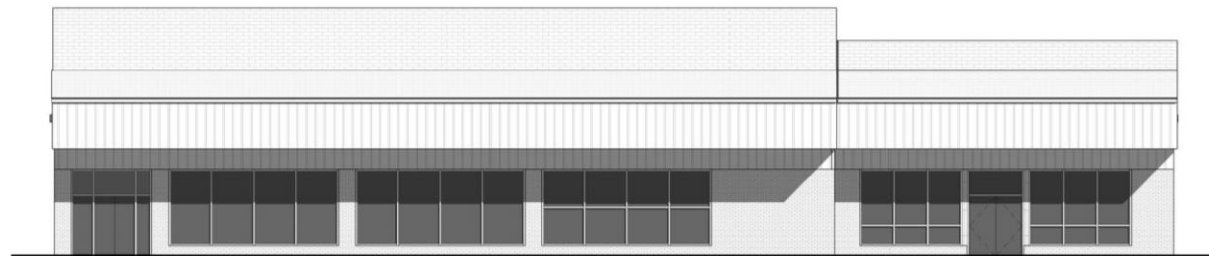
5 Mile Information



FREESTANDING RETAIL SPACE



Proposed



① FRONT ELEVATION (NORTH) - EXISTING
1" = 10'-0"



② FRONT ELEVATION (NORTH) - PROPOSED
1" = 10'-0"

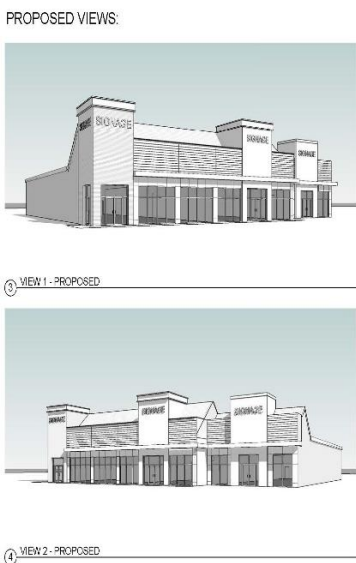
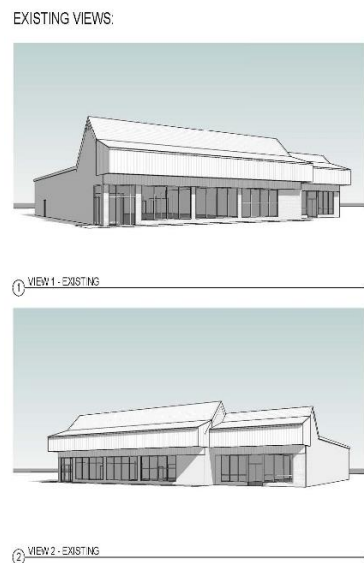
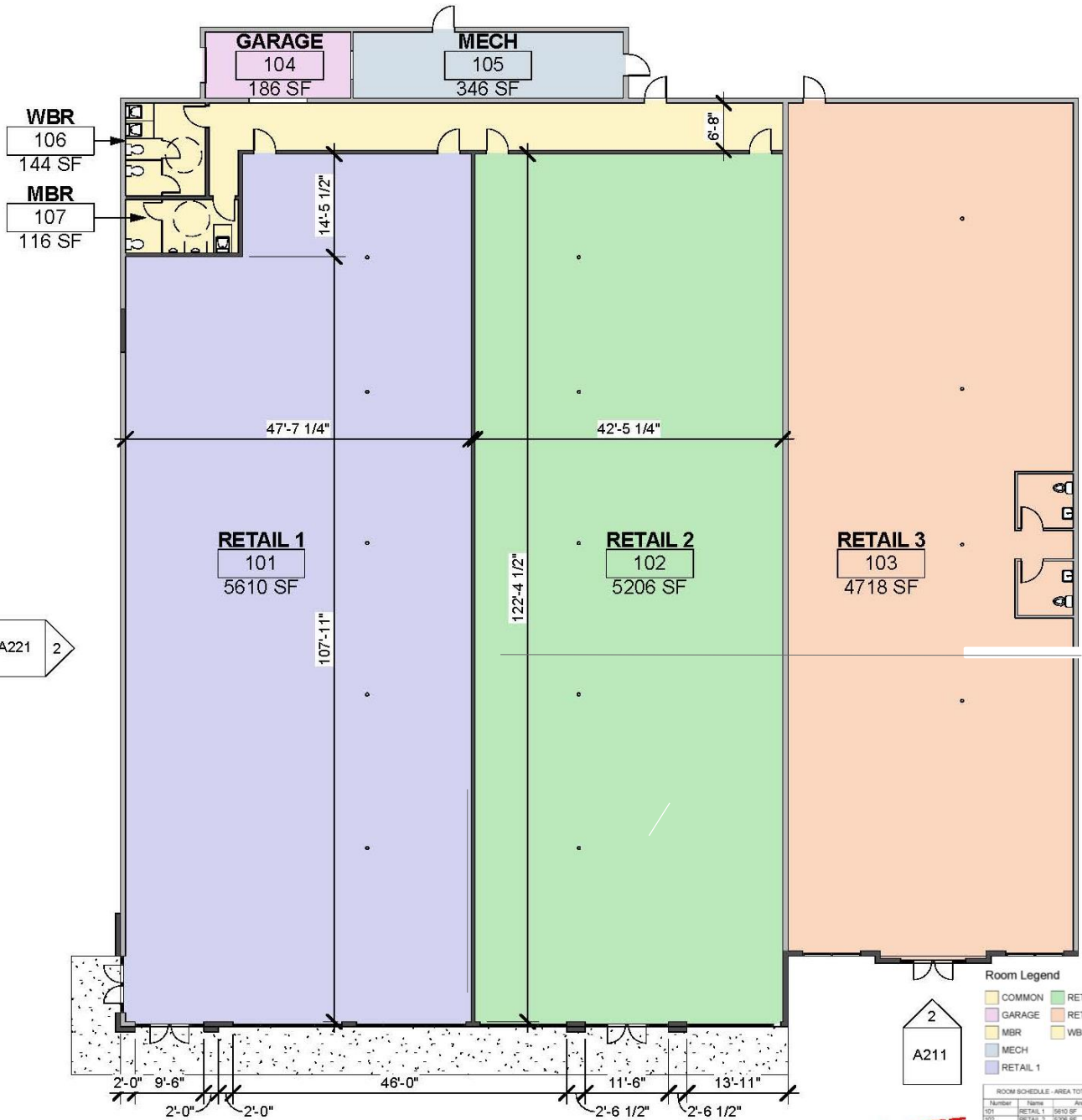
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FOR LEASE
7 East Main Road
Middletown, RI

Trade Aerial



A221 2

A211 2

Room Legend

- COMMON
- GARAGE
- MBR
- MECH
- RETAIL 1
- RETAIL 2
- RETAIL 3
- WBR