CUSHMAN & WAKEFIELD | HAYES & SHERRY

666 Arnold Road, Coventry, Rhode Island

PROPERTY SUMMARY

666 Arnold Road, Coventry, RI, offers convenient access to I-95 in an established commercial area surrounded by residential neighborhoods and local businesses. Nearby shopping, dining, and everyday amenities enhance the location's appeal, while regional highway connections position the property well for investors, developers, or owner-users. Extensive due diligence has been conducted and is available to qualified buyers.

ASKING PRICE

Upon request

PROPERTY FEATURES

- Development opportunity
- ± 8.56 Acres of land for sale
- **New Zoning: Planned Development District**
    - Many retail uses allowed
- Master plan approval for 9 pad sites
    - Water, sewer, and electric utilities available
- Residential Units in back parcel
- Best corner in the trade area
- Located at a traffic light
- Excellent frontage and access
- Great access to I-95

NEIGHBORS

Walmart, Home Depot, BJ's, T-Mobile, Verizon, Sprint, Wendy's, McDonald's, Tropical Smoothie, CVS, Applebee's, GameStop

TRAFFIC COUNTS

I-95 & New London Tpke: 77,709 VPD
New London Tpke & Arnold: 125,000 VPD



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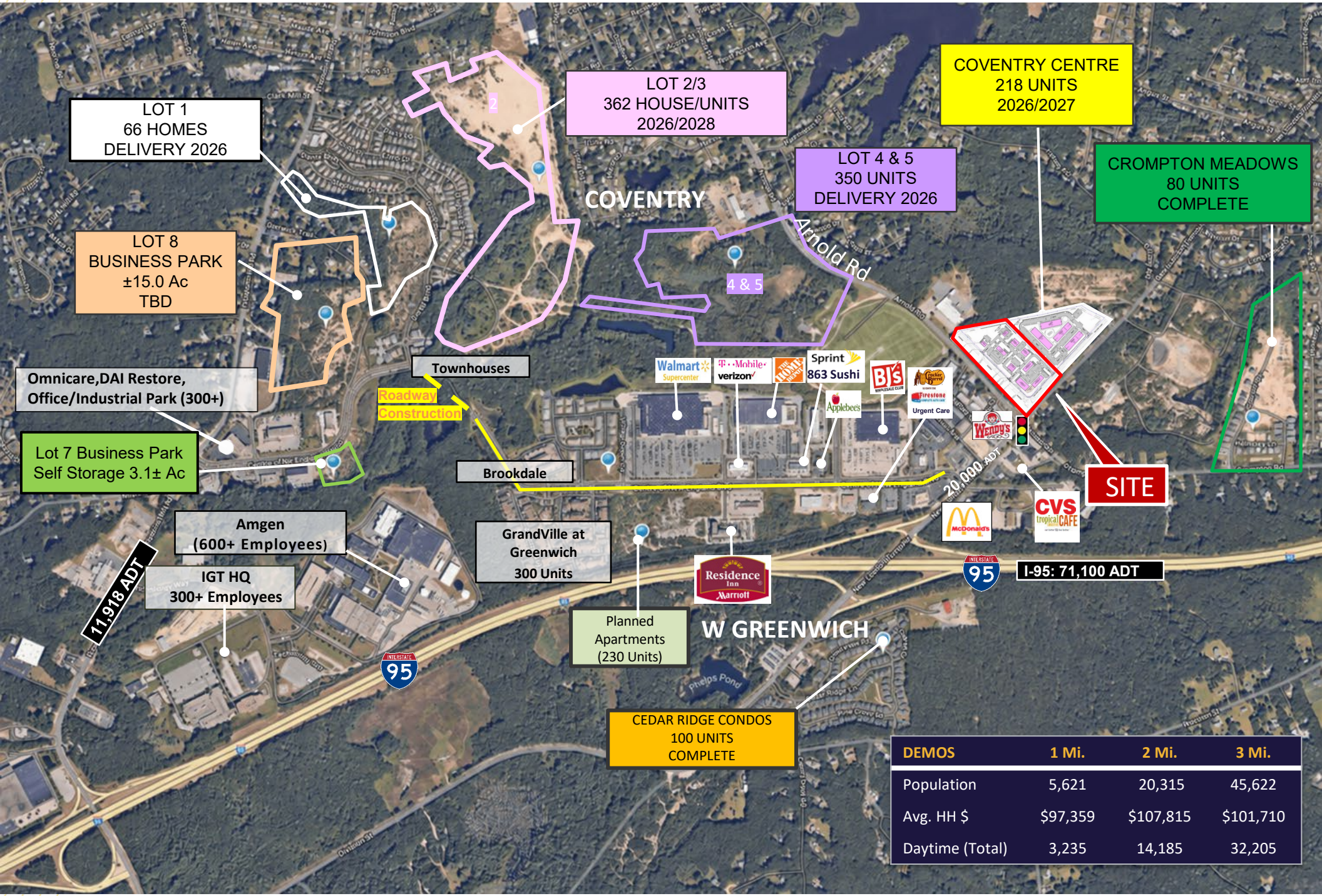
Aerial



DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	5,621	20,315	45,622
Avg. HH $	$97,359	$107,815	$101,710
Daytime (Total)	3,235	14,185	32,205

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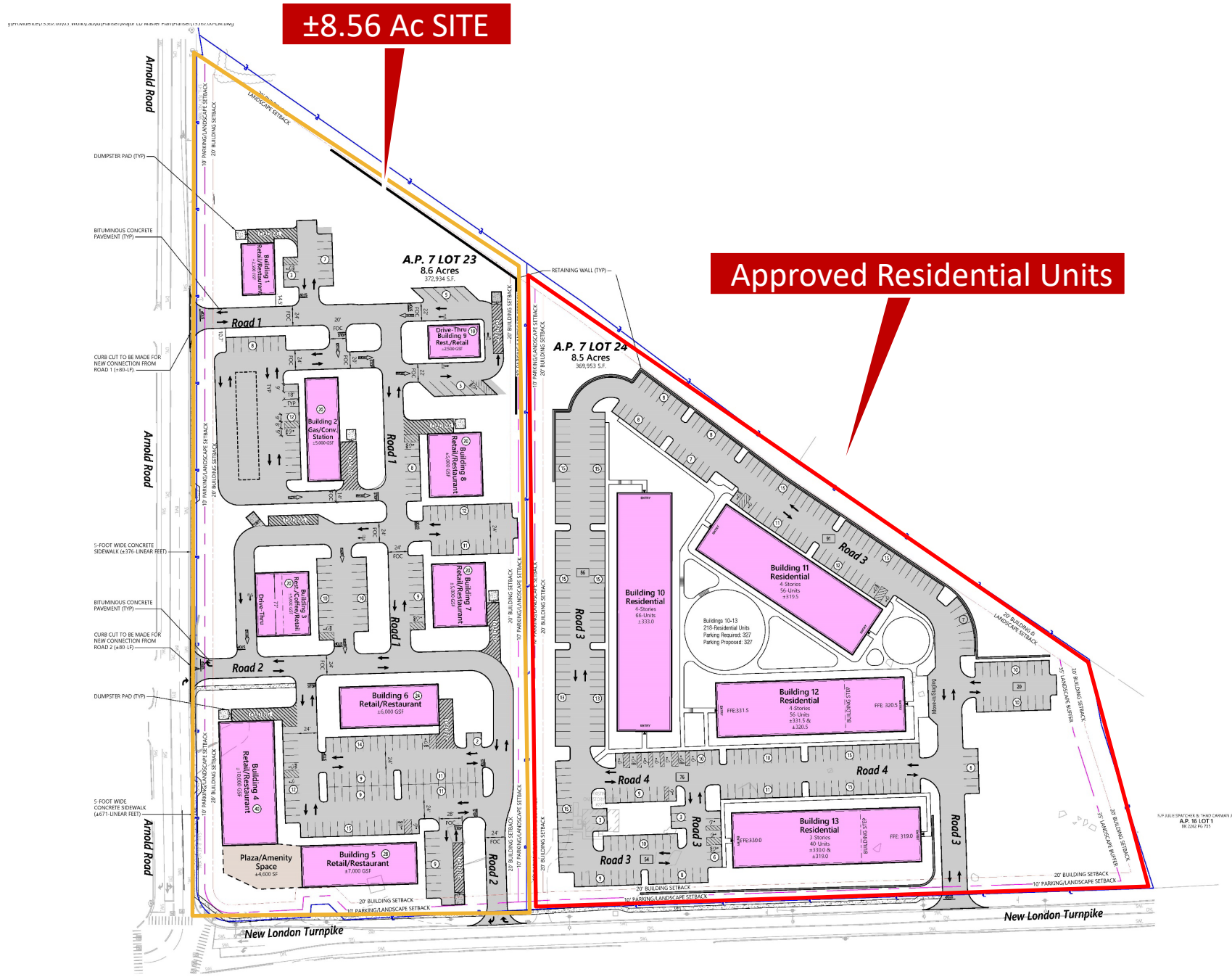
Site Plan





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Coventry, Rhode Island

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