

27,592 SF Available
Sale Price: \$2,000,000

Property Highlights

- 27,592 SF Building on 3.0 acres of land
- Located within busy Route 3 retail trade area
- Easy ingress and egress on Tiogue Avenue
- 1 exterior open dock
- Built 1963
- Parking Ratio 6.0 / 1,000 sf

Traffic: Tiogue Ave 23,000 Route 117 28,000



Demographics	1 mi radius	3 mi radius	5 mi radius
Population	7,574	54,078	88,542
Households	3,275	23,529	38,623
Population Median Age	42.1	41.1	42.7
5 Yr Pop Growth (Total%)	-0.2%	0.6%	0.5%

5 Mile Information



54,971

Employees



\$76,630

Median HH Income



3,976

Businesses



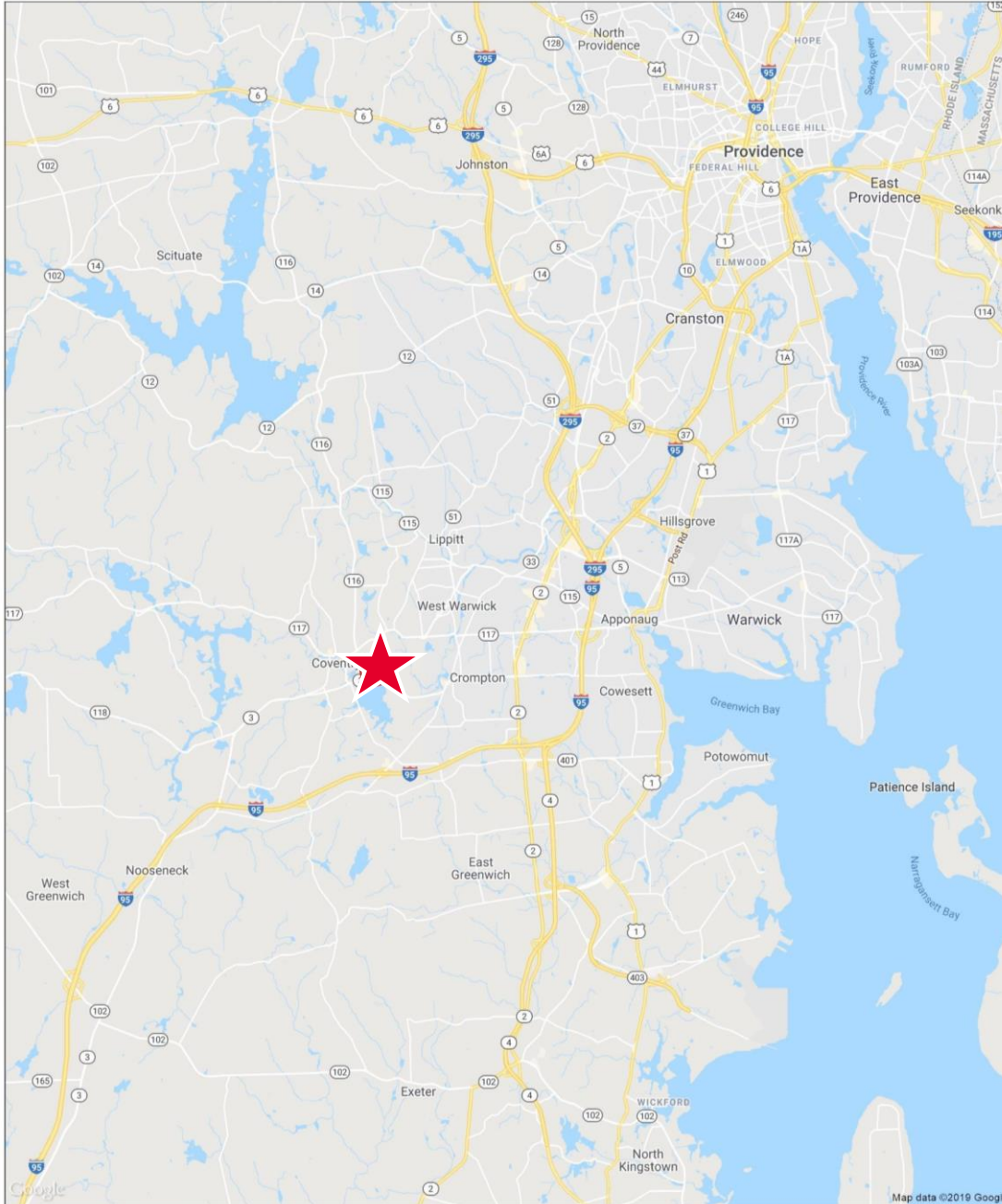
FORMER BENNY'S

For more information, please contact:

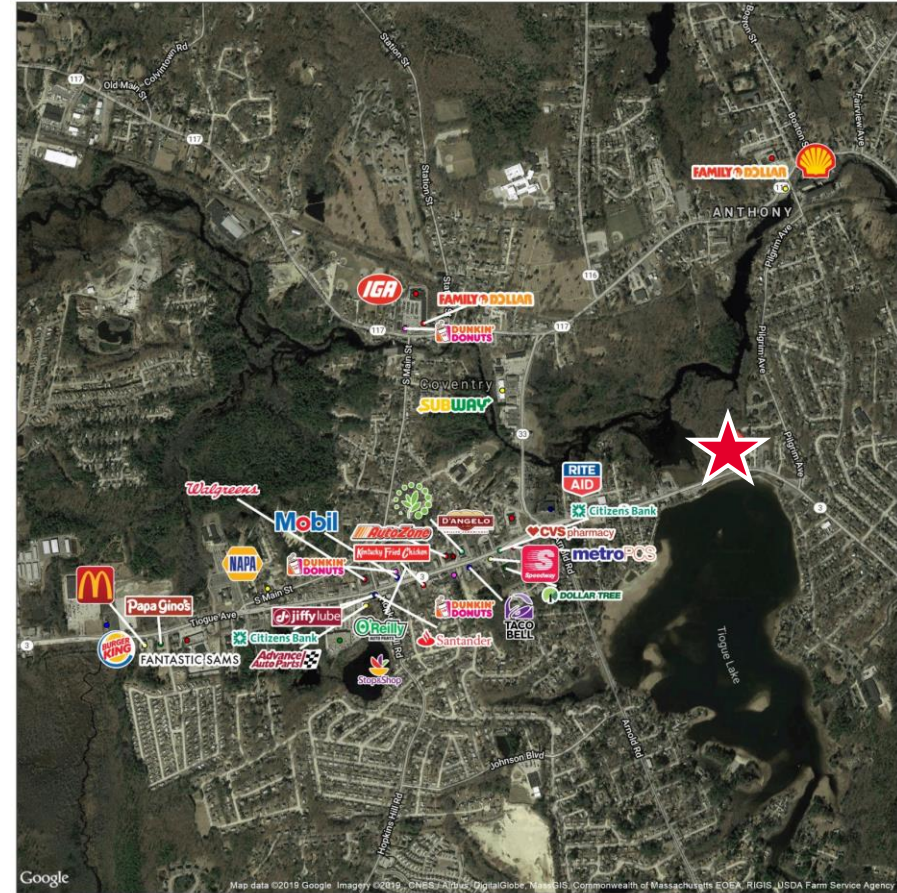
Dave Lucivero
 Senior Vice President
 401.273.2068
 dlucivero@hayessherry.com

146 Westminster Street, 2nd floor
 Providence, RI 02903
 phone: 401 273 1980
 www.hayessherry.com

Location Map



Aerial Trade Area



Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	7,574	54,078	88,542
Households	3,275	23,529	38,623
Population Median Age	42.1	41.1	42.7
5 Yr Pop Growth (Total%)	-0.2%	0.6%	0.5%

5 Mile Information

54,971	\$76,630	3,976
Employees	Median HH Income	Businesses

Contact Information

Dave Lucivero
Senior Vice President
401.273.1980 x107
dlucivero@hayessherry.com