



2841 PAWTUCKET AVE

RIVERSIDE, RHODE ISLAND

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AVAILABLE

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2841 PAWTUCKET AVE RIVERSIDE, RI



HAYES & SHERRY

LOCATION

2841 Pawtucket Avenue, Riverside, RI is a highly visible commercial property strategically positioned along one of East Providence's established commercial corridors. The property benefits from strong street exposure, convenient access, and proximity to surrounding residential neighborhoods, businesses, retail, and everyday amenities. Its location provides excellent connectivity to Downtown Providence, Barrington, and surrounding East Bay communities, with convenient access to I-195 and major regional roadways, making it well-suited for a variety of retail, service, office, or other commercial uses.

PROPERTY FEATURES

- ± 5,400 SF Building size
 - ± 4,500 SF Open Space
 - ± 900 SF Warehouse Space
- .23 Acres of land area
- Single tenancy
- Year Built: 1963
- 9 Surface parking spaces
- Frontage: 109' on Heath St & 108' on Pawtucket Ave
- High-visibility location along Pawtucket Avenue
- Convenient access to I-195 and Route 114

NEIGHBORS

BJ's, Stop & Shop, TJ-Maxx, Walmart, Kohl's, Target, Cumberland Farms, Shaw's, CVS, Walgreens, Starbucks, Dunkin', Citizen Bank, Santander, Taco Bell, Subway

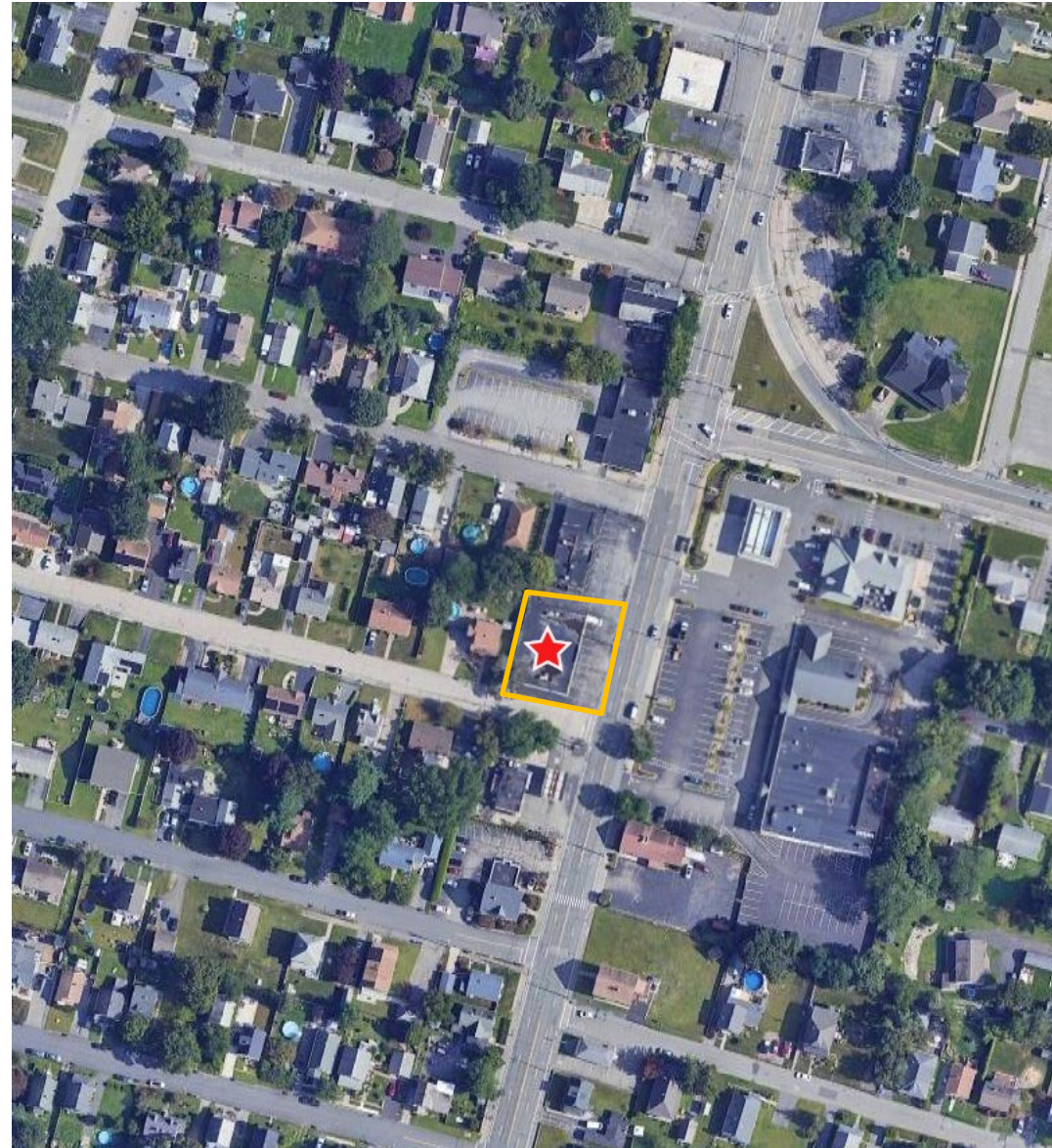
TRAFFIC COUNTS

Pawtucket Ave I-195: 26,091 VPD

(.17 mi from site)

Pawtucket Ave & Norton St: 27,913 VPD

(.27 mi from site)



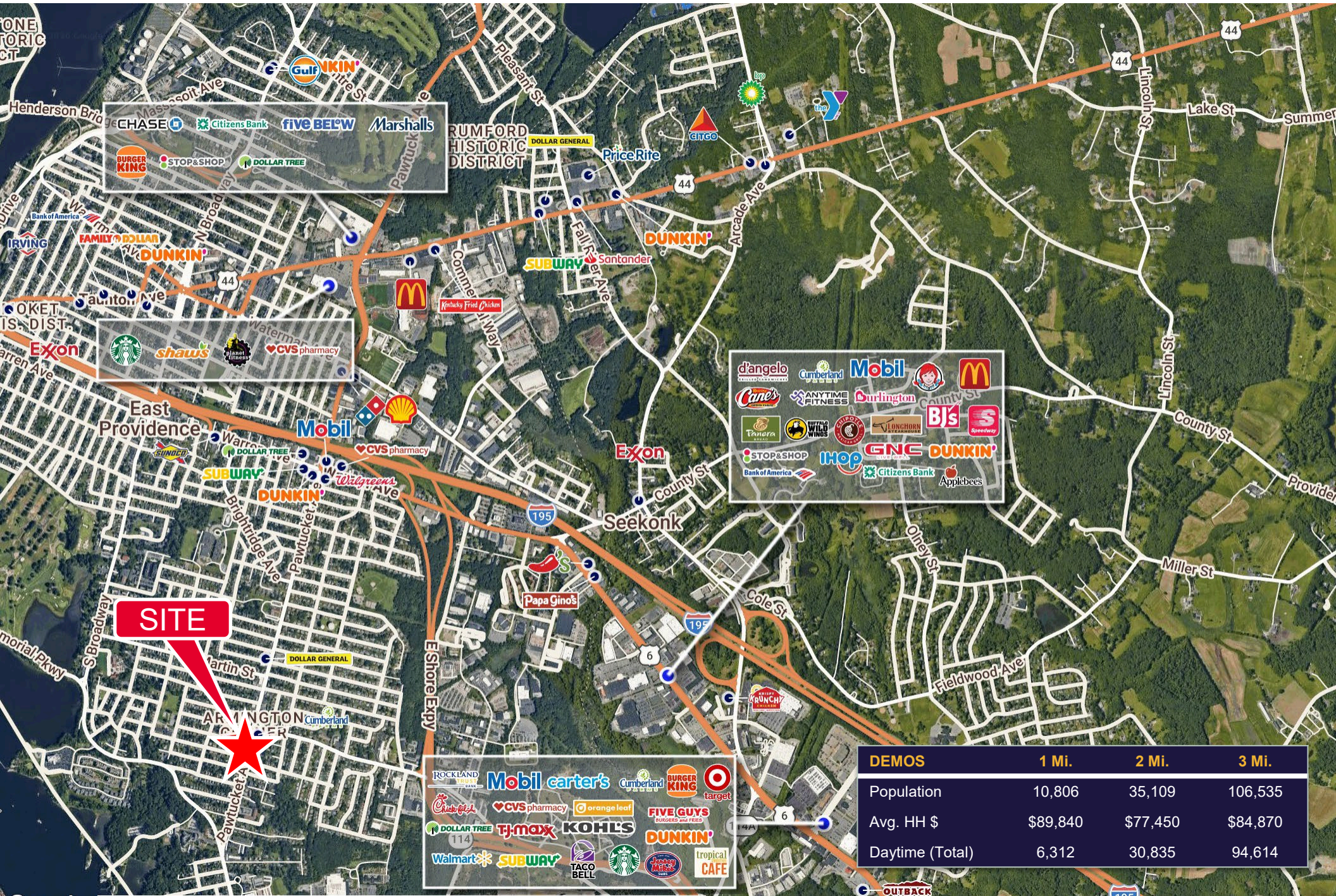
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11 MINUTES
DOWNTOWN PROVIDENCE



16 MINUTES
T.F. GREEN AIRPORT



SITE

Callout box listing nearby businesses:

- d'angelo, Cumberland, Mobil, McDonald's, Cane's, ANYTIME FITNESS, Burlington, BJ's, SWEETWATER, Tanagra, WILD WINGS, LONGHORN, GNC, IHOP, Dunkin', STOP&SHOP, Bank of America, Citizens Bank, Applebee's.

Callout box listing nearby businesses:

- ROCKLAND, Mobil, carter's, Cumberland, BURGER KING, Target, CVS pharmacy, orange leaf, FIVE GUYS, TJ-maxx, KOHL'S, DUNKIN', Walmart, SUBWAY, TACO BELL, Starbucks, Tropical CAFE, Outback.

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	10,806	35,109	106,535
Avg. HH \$	\$89,840	\$77,450	\$84,870
Daytime (Total)	6,312	30,835	94,614



FLOORPLAN

