

+/-8.5 Acres Land Build-to-Suit
Will Sub-divide

Property Highlights

Adjacent to 64-acre planned mixed-use development, Tiverton Crossing

- Build-to-Suit
- Raw Land
- Will subdivide
- ¼ mile to Route 24 N/S exit ramps
- Northeast corner of Souza Road & Main Road
- Frontage: +/-400' Main Road
+/-1,000' Souza Road
- Excellent visibility
- Water views across Sakonnet Bay
- Strong demographics
- Zoned General Commercial

Utilities: Town- Water/Sewer
National Grid- Electric/Gas

COMMERCIAL LAND – WATER VIEWS



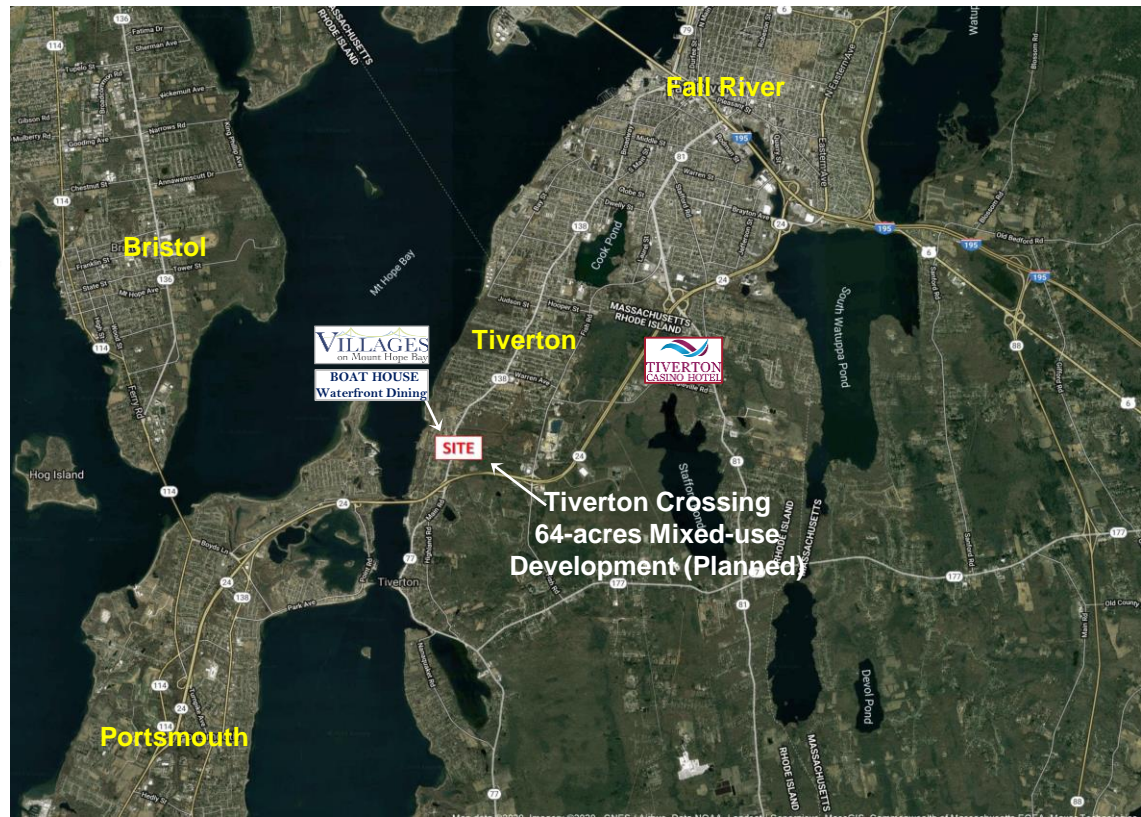
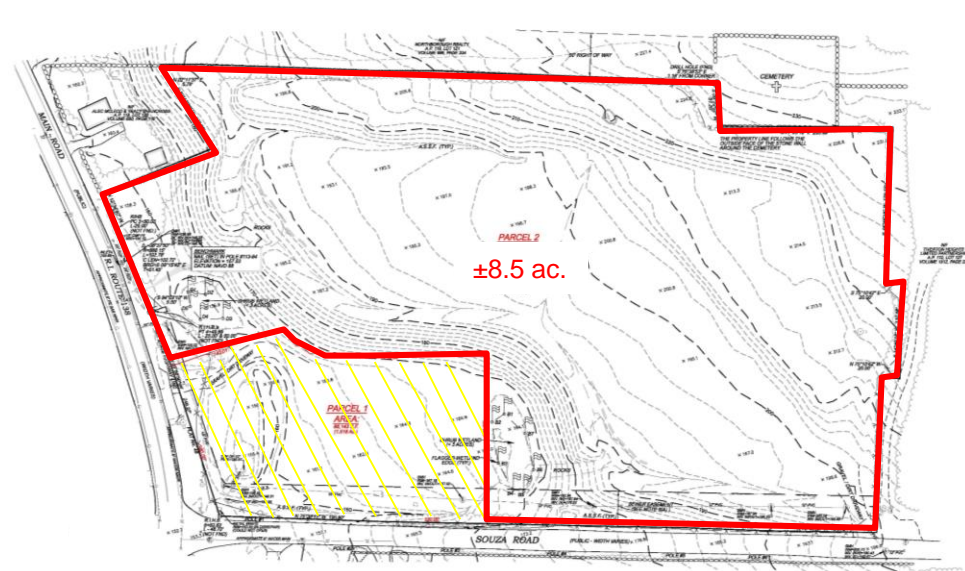
For more information, please contact:

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Demographics	1 mi radius	3 mi radius	5 mi radius
Population	3,352	24,256	106,068
Households	1,543	10,783	46,941
Population Median Age	51.1	44.4	40.4
5 Yr Pop Growth (Total%)	-3.7%	-0.5%	2.0%

5 Mile Information		
37,182	\$56,151	4,580
Employees	Median Income	Businesses

Drive Time	
Providence, RI	28 minutes
Newport, RI	25 minutes
Boston, MA	60 minutes

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