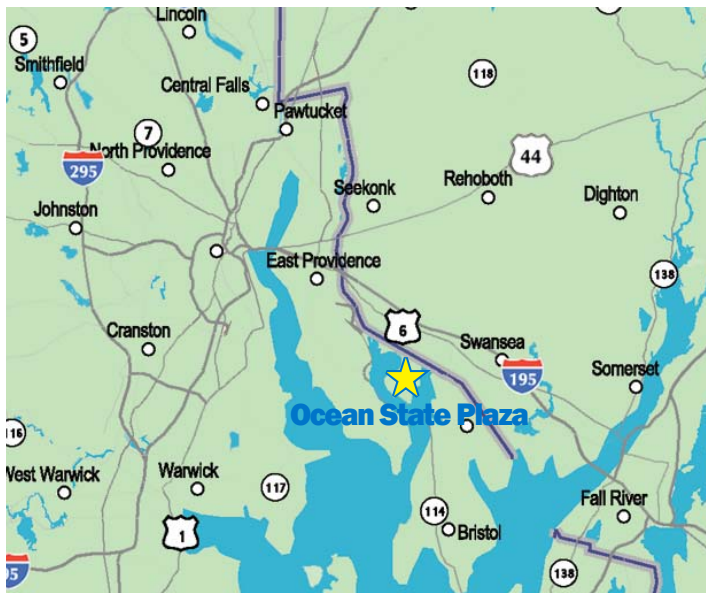


Ocean State Plaza

601 Metacom Avenue (Rt.136), Warren, RI 02885

FOR LEASE

Pad Available
Inline & Junior Anchor Opportunities



PROPERTY HIGHLIGHTS

- A 126,196 square foot shopping center located on heavily traveled Route 136 in Warren, RI
- Recent facade enhancements and new parking lot
- Fully permitted fuel facility available, plus inline and junior anchor opportunities
- Tenants include Maxx Fitness, Ocean State Job Lot, Family Dollar, Fantastic Sams, East Bay Printing & Copying, and others
- Strong ADT of 24,100 vehicles on Route 136
- Route 136 roadway improvements in process
- Signalized main entrance
- Pylon signage available

CONTACT: Don Mace, Vice President of Leasing
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KEYPOINT
PARTNERS
KeyPointPartners.com

Ocean State Plaza

601 Metacom Avenue (Rt.136), Warren, RI 02885

FOR LEASE

Pad Available
Inline & Junior Anchor Opportunities

TENANTS	
1 Available (118' x 201')	24,500 SF
2 Ocean State Job Lot	32,000 SF
3 Family Dollar	10,200 SF
4 Elsie's Bakery	1,200 SF
5 East Bay Printing & Copying	2,400 SF
6 Available (25' x 80')	1,986 SF
7 Available (35' x 100')	3,541 SF
8 Fantastic Sams Salon	2,000 SF
9 Available	2,000 SF
10 BoxDrop	5,479 SF
11 Ocean State Liquors	2,500 SF
12 Available (25' x 100')	2,500 SF
13 Maxx Fitness	23,042 SF
P1 Available	6,000 SF
P2 Citizens Bank	5,000 SF

Subdividable: 10,000 to 24,500 SF

Metacom Avenue (Rt. 136) 24,100 ADT



DEMOGRAPHICS

2020	5 Mile
POPULATION	69,430
NUMBER OF HH	28,743
AVERAGE HH INCOME	\$113,079

ADDITIONAL INFO.

TOTAL GLA	126,196 SF
PARKING	250 SPACES
TRAFFIC COUNT	24,100 ADT (Route 136)

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