

40 SOCKANOSSET CROSS ROAD

CRANSTON, RHODE ISLAND



LOCATION

Minutes from Route 37, I-295 and I-95

Situated in the heart of the Cranston Business/Retail District with significant daytime traffic generators: 5,267 businesses and 63,995 employees within a 3-mile radius

SPACE

22,710 SF

NEARBY

REI, Whole Foods, Shaw's Supermarket, Starbuck's, Staples, Panera Bread, Pottery Barn, Crate & Barrel, The Container Store, Sephora, LA Fitness, LL Bean and Anthropologie

NOTES

Anchored by Coastal1 Credit Union and Town Fair Tire.

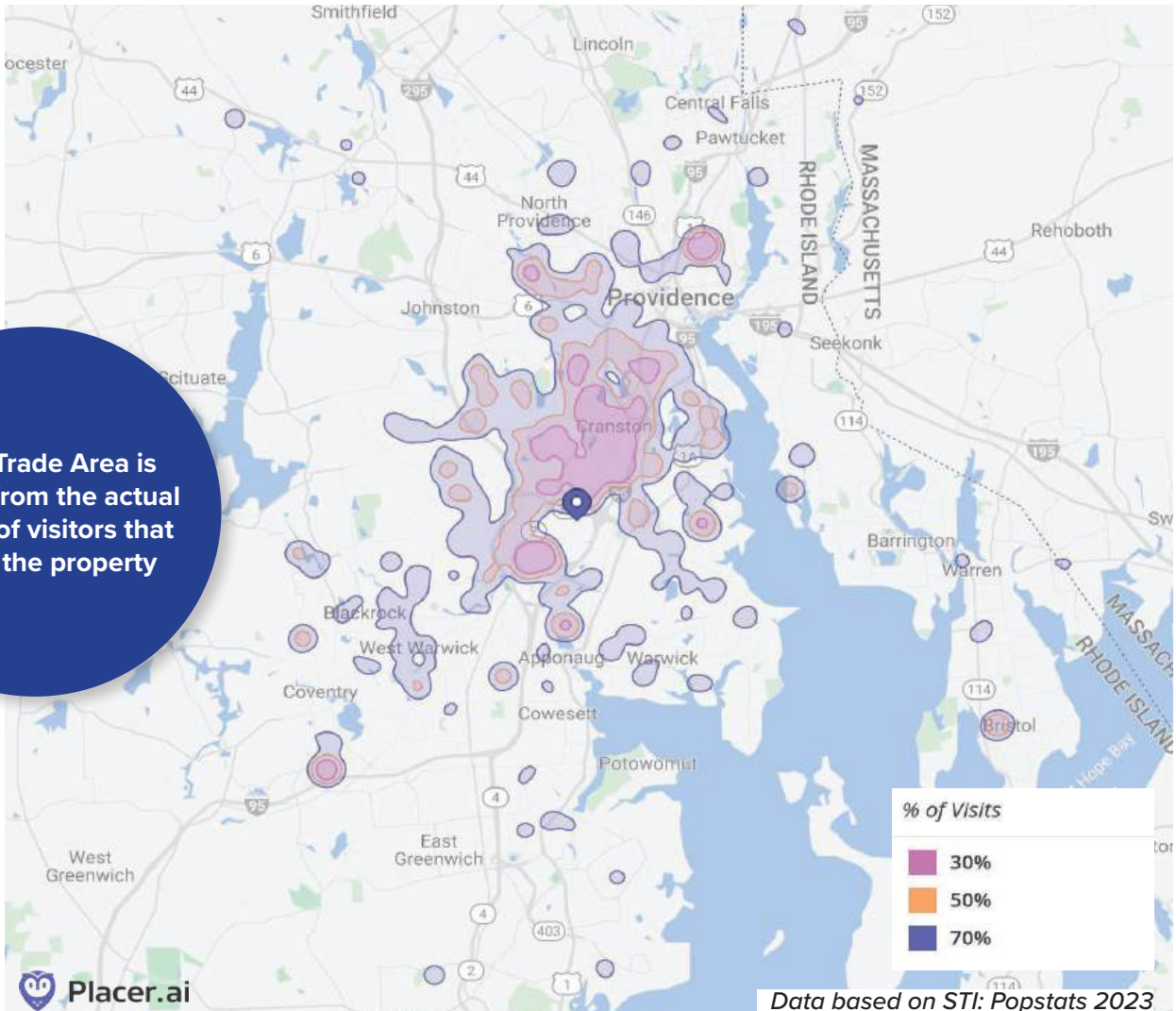


LOCATION & DEMOGRAPHICS

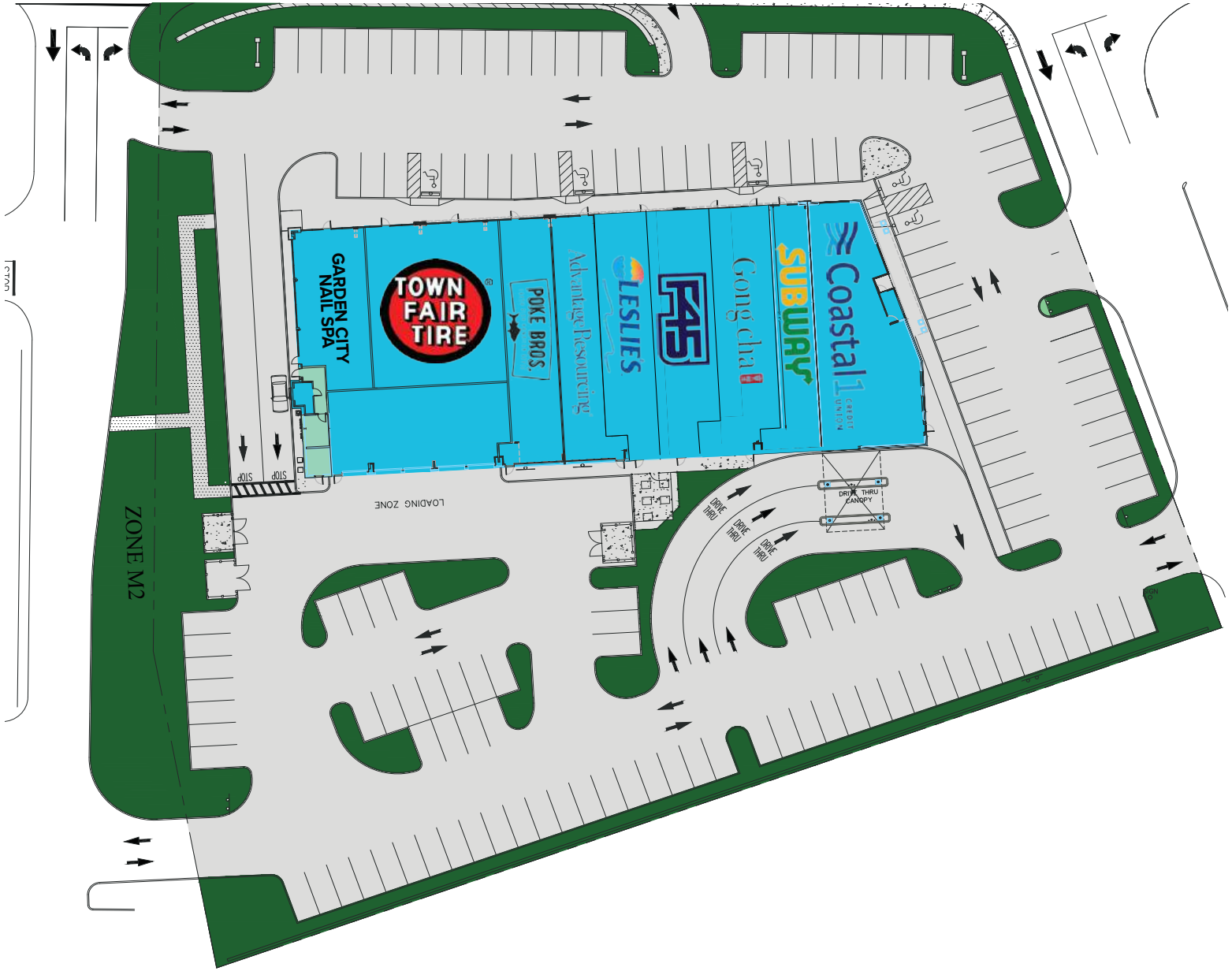
LAT/LON	GLA	PARKING	
41.7532/-71.4533	22,984 SF	151	
TRAFFIC COUNT		CARS/DAY	
Route 37		41,000	
Route 2		29,000	
DEMOGRAPHICS 2023	1-MILE	3-MILE	5-MILE
Estimated Population	6,901	85,280	258,574
Estimated Average HH Income	\$111,069	\$113,797	\$102,868
Estimated Businesses	824	5,639	12,865
Estimated Employees	6,317	73,373	216,534



TRUE TRADE AREA



SITE PLAN



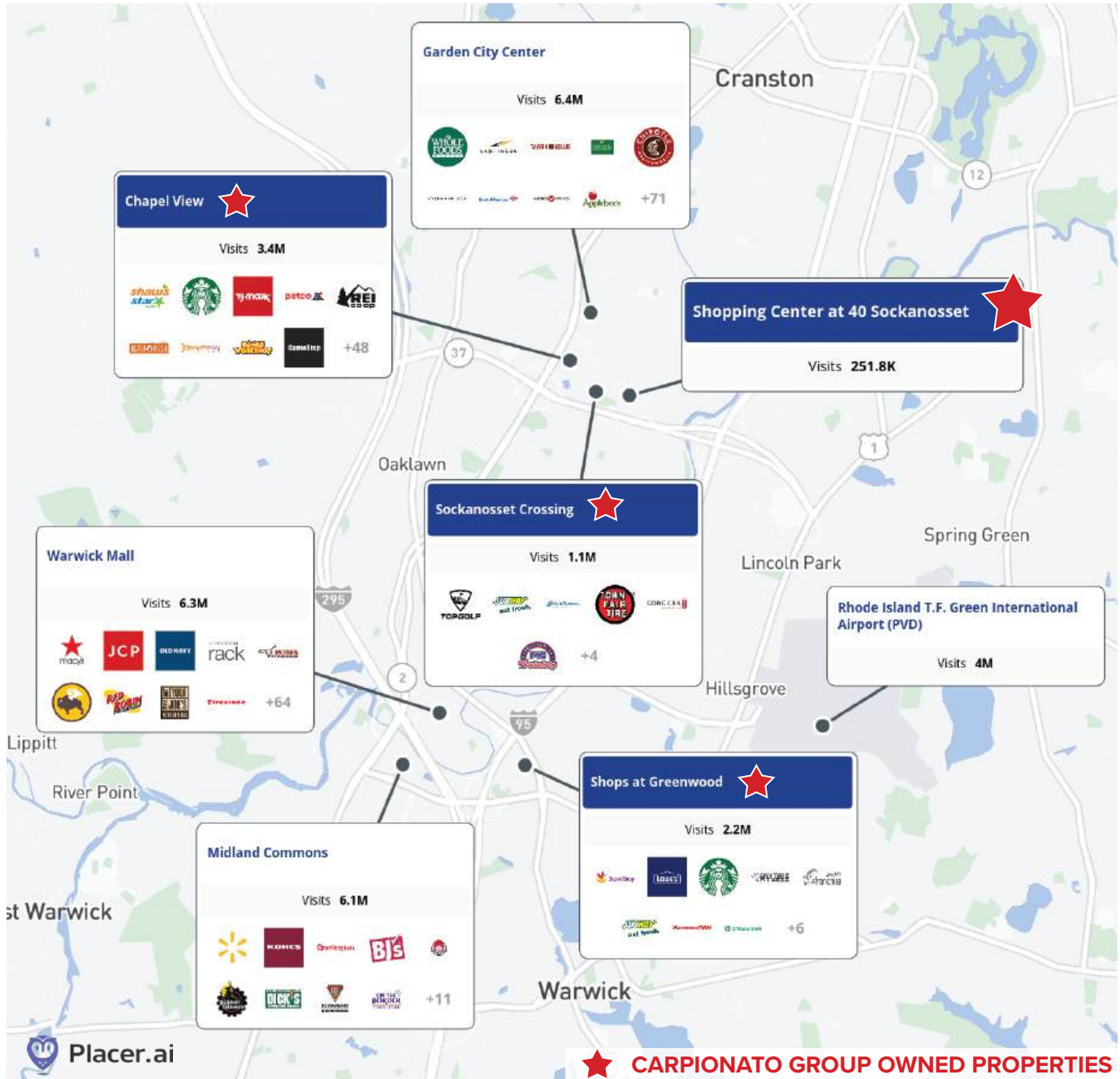
TENANTS

	SQUARE FEET	WIDTH x LENGTH
Coastal Credit Union	3,250 SF	
Subway	1,627 SF	
Garden City Nail Spa	1,757 SF	
Advantage Resourcing	1,776 SF	
Town Fair Tire	5,738 SF	
F-45 Training	2,700 SF	
Gong Cha	1,511 SF	
Leslie Pool	2,300 SF	
Poke Bros	2,051 SF	

 AVAILABLE
 SIGNED TENANT
 PROPOSED



TRADE MAP



FOR MORE INFORMATION, CONTACT:

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