



# Retail Center 2nd Level Commercial Space

## 1092 Post Rd, Warwick, RI 02888

Listing ID: 30584338  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Mixed Use, Street Retail  
 Contiguous Space: 2,900 SF  
 Total Available: 2,900 SF  
 Lease Rate: \$3.50 PSF (Annual)  
 Base Monthly Rent: \$845.83  
 Lease Type: NNN



### Overview/Comments

Special Offer...Zero Rent...Just pay NNN expenses...Tenant must do own build out...Term Negotiable...Call to discuss...Save \$\$\$

Commercial Corner Retail Center @ busy high traffic Rte. 1 & 1A (Post Road & Elmwood Ave.) intersection.

Multi-Use Business potential in approx. 2900 SF upper level 2nd floor space (private side entrance) above Subway Store end unit.

Share approx. 50+ car parking with anchor Family Dollar Store.

Easy access to Rte. I-95 via .6 miles south to Rte. 37 connector.

### General Information

Tax ID/APN:	WK 298 20	Gross Building Area:	17,010 SF
Retail-Commercial Type:	Mixed Use, Street Retail, Other	Building/Unit Size (RSF):	2,900 SF
Zoning:	GENERAL BUSINESS (OTHER USES TO BE CONFIRMED)	Usable Size (USF):	2,900 SF
		Land Area:	1.01 Acres

### Available Space

Suite/Unit Number:	2nd Floor Level	Date Available:	03/13/2020
Suite Floor/Level:	2nd Floor above Subway	Lease Rate:	\$3.50 PSF (Annual)
Space Available:	2,900 SF	Lease Type:	NNN
Minimum Divisible:	2,900 SF	Rent Escalators:	Other
Maximum Contiguous:	2,900 SF	Rent Escalators Description:	To be determined
Space Type:	Relet		

Space Description Upper level 2nd floor end space above the Subway store. WIDE OPEN APPROX. 2900 SF UNFINISHED AT PRESENT...Side and rear stairwells. Rough plumbing and electrical connection. FLEX SPACE...Multiple purpose use possibilities.

### Area & Location

Retail Clientele:	General, Business, Other	Site Description:	Major traffic artery corner of approx. 1 AC Strip Retail Center with paved parking lot.
Property Visibility:	Excellent	Area Description:	Major centrally located business hub to most point within state.
Largest Nearby Street:	Elmwood Ave. (Rte. 1)		
Airports:	R.I. International ...T.F. Green Airport , 2000 Post Road, Warwick, R.I.		

Highway Access Short travel to Rte. 37 connector to I-95 North & South as well as continue 37 to Pontiac Ave., Reservoir Ave. (Rte. 2) or onto Rte. 295 North & South and Phenix Ave. (western Cranston).

### Building Related

Total Number of Buildings:	1	Year Built:	1974
Number of Stories:	2	Roof Type:	Flat
Property Condition:	Good	Construction/Siding:	Block

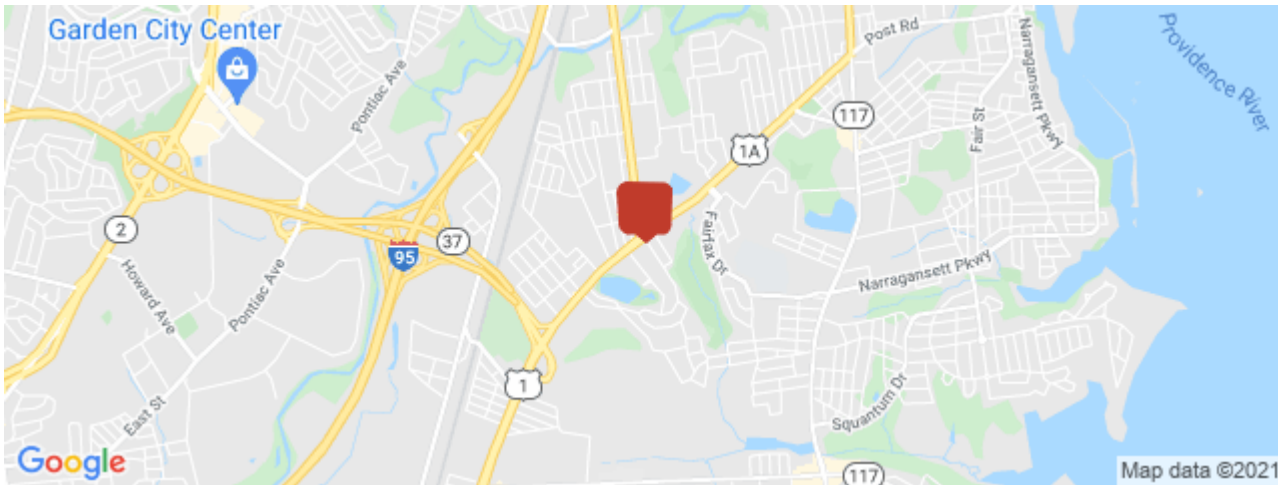
Exterior Description:	Brick & Block construction	Sprinklers:	None
Parking Type:	Surface	Heat Type:	Natural Gas
Parking Description:	Primary area in front of stores/businesses	Interior Description:	Interior unfinished with a front walled off area approx. 25x25 ft area.
Passenger Elevators:	0		
Freight Elevators:	0		

### Land Related

Zoning Description:	Commercial retail / office center	Water Service:	Municipal
Lot Frontage:	190 FT	Sewer Type:	Municipal

### Location

Address: 1092 Post Rd, Warwick, RI 02888  
County: Kent  
MSA: Providence-Warwick



### Property Contacts



**Karen Catuogno**  
Abbott Properties, LLC  
401-363-8888 [M]  
401-363-8888 [O]  
karen@abbottproperties.com



**Fred T Bernat**  
Abbott Properties, LLC  
401-258-3847 [M]  
401-732-0011 [O]  
fredbernatrealtoremeritus43@gmail.com