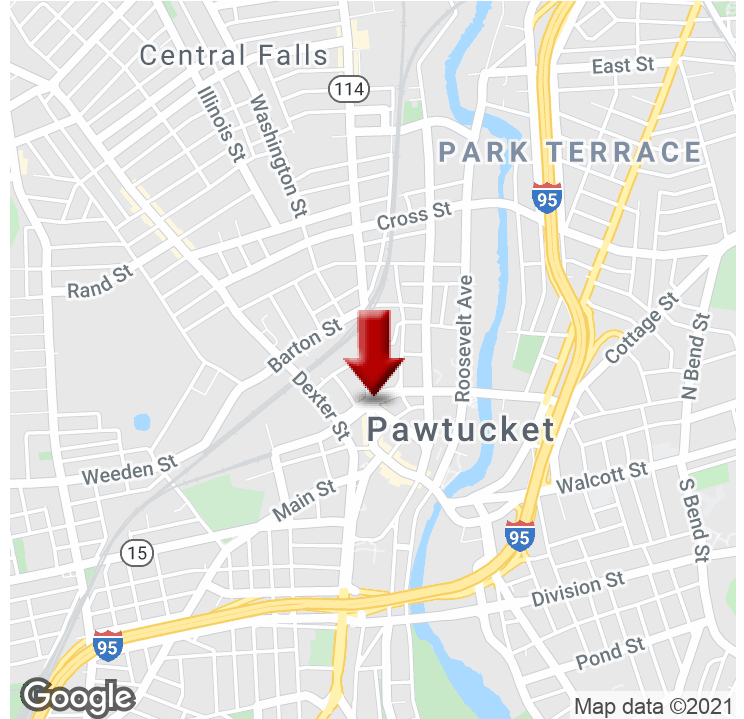


## OFFICE / RETAIL FOR LEASE

# BESWICK BUILDING

3 Exchange Street, Pawtucket, RI 02860



### OFFERING SUMMARY

|                       |   |
|-----------------------|---|
| <b>AVAILABLE SF:</b>  | 1,000 - 5,400 SF                        |
| <b>LEASE RATE:</b>    | \$16.00 SF/yr (3% annual escalator; MG) |
| <b>LOT SIZE:</b>      | 3,868 SF                                |
| <b>BUILDING SIZE:</b> | 13,656 SF                               |
| <b>RENOVATED:</b>     | 2021                                    |
| <b>ZONING:</b>        | CD                                      |

### CLICK HERE TO VIEW VIDEO

### PROPERTY OVERVIEW

Office/retail space with high ceilings delivered as a warm vanilla box or can be built to your specifications. Currently building out the interior space and anticipate delivery in 90 days. Reserve your location now.

Up to approximately 2000 square feet of office/retail space available on the 2nd floor level. Could be combined with 3rd floor level for up to approximately 5400 square feet combined. Basement storage space is also available.

### PROPERTY HIGHLIGHTS

- Early access to secure an office/retail location near Pawtucket Commuter Rail Station & Bus Hub (est. early 2022)
- High traffic office/retail location in Pawtucket's Commercial District at signalized intersection
- Up to appx 2000sf office/retail space available on the 2nd floor plus up to an additional 3400sf on the 3rd floor is available.
- Beautiful historic architecture: exterior windows and storefronts undergoing renovations currently
- Interior buildout is available as build-to-suit

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Middletown, RI 02842

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ldl  
studio

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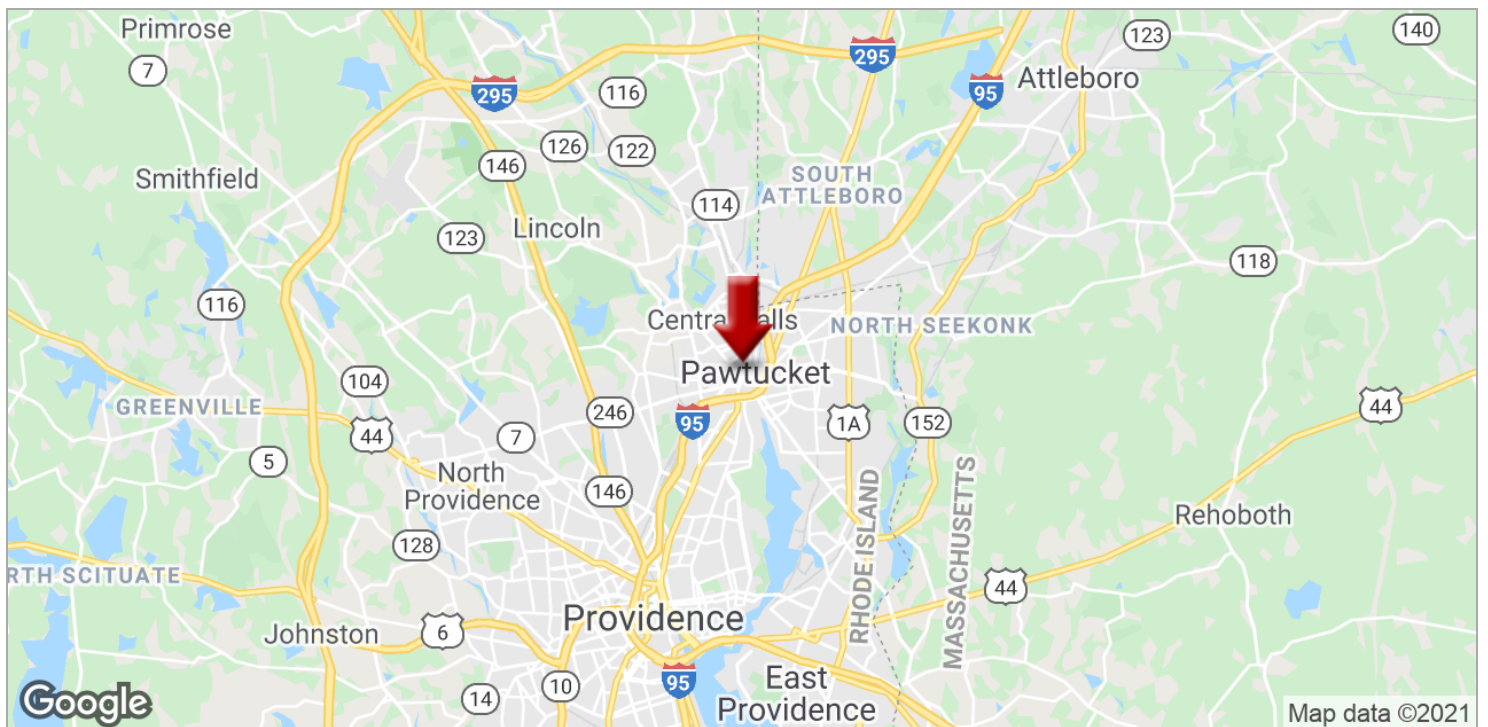
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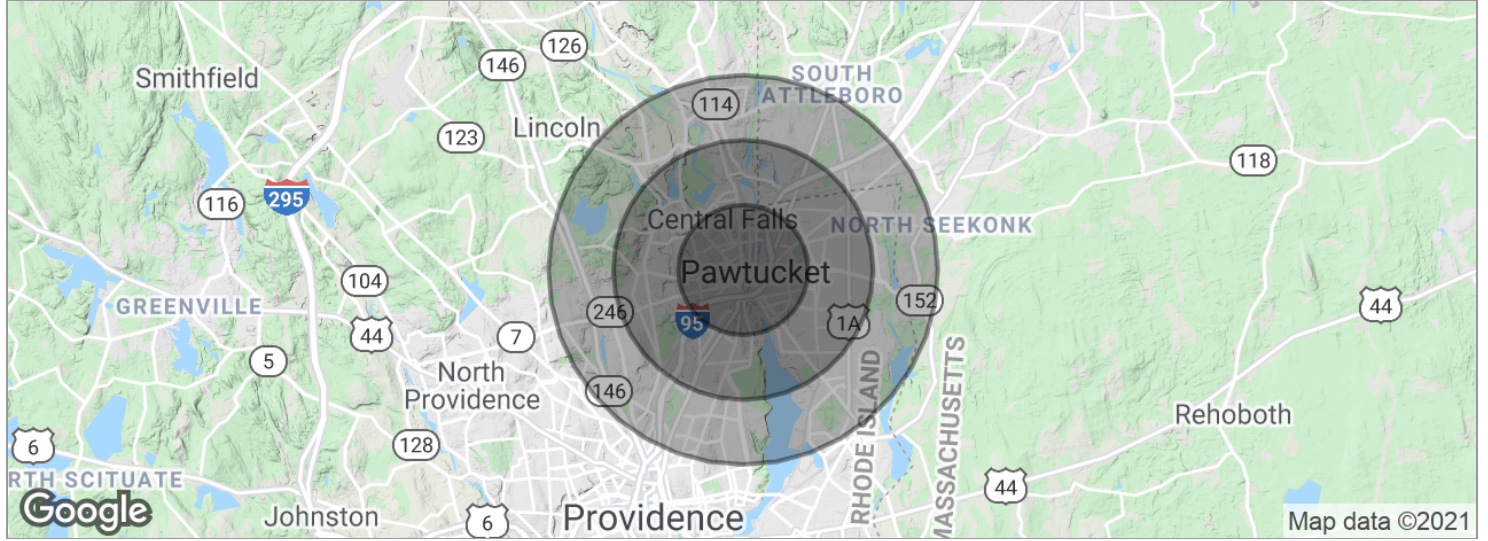
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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 33,473        | 102,179        | 168,320        |
| Median age                     | 34.3          | 34.9           | 36.4           |
| Median age (male)              | 33.1          | 33.5           | 34.9           |
| Median age (Female)            | 34.9          | 36.0           | 37.5           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>2 MILES</b> | <b>3 MILES</b> |
| Total households               | 13,986        | 40,317         | 67,289         |
| # of persons per HH            | 2.4           | 2.5            | 2.5            |
| Average HH income              | \$36,862      | \$48,756       | \$58,677       |
| Average house value            | \$261,700     | \$296,735      | \$328,798      |

*\* Demographic data derived from 2010 US Census*

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