

BUTTONWOODS PLAZA FOR SALE

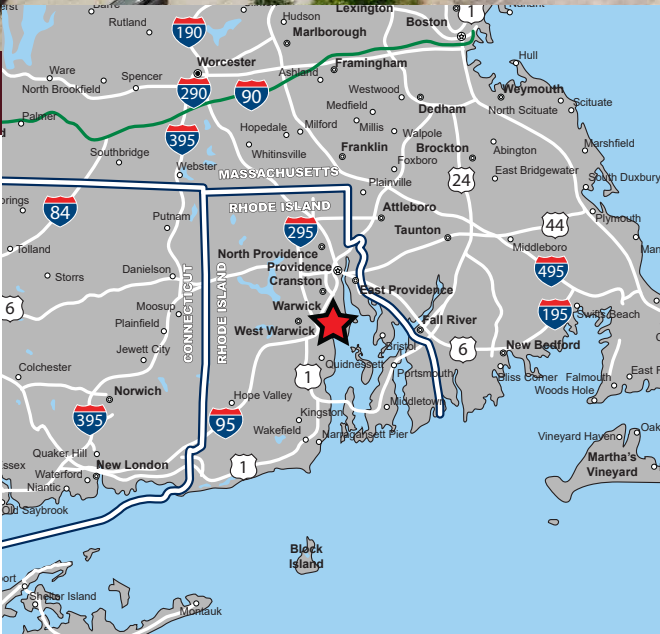
3030 West Shore Road (Route 117), Warwick, Rhode Island



AVAILABLE FOR SALE - \$5.5M

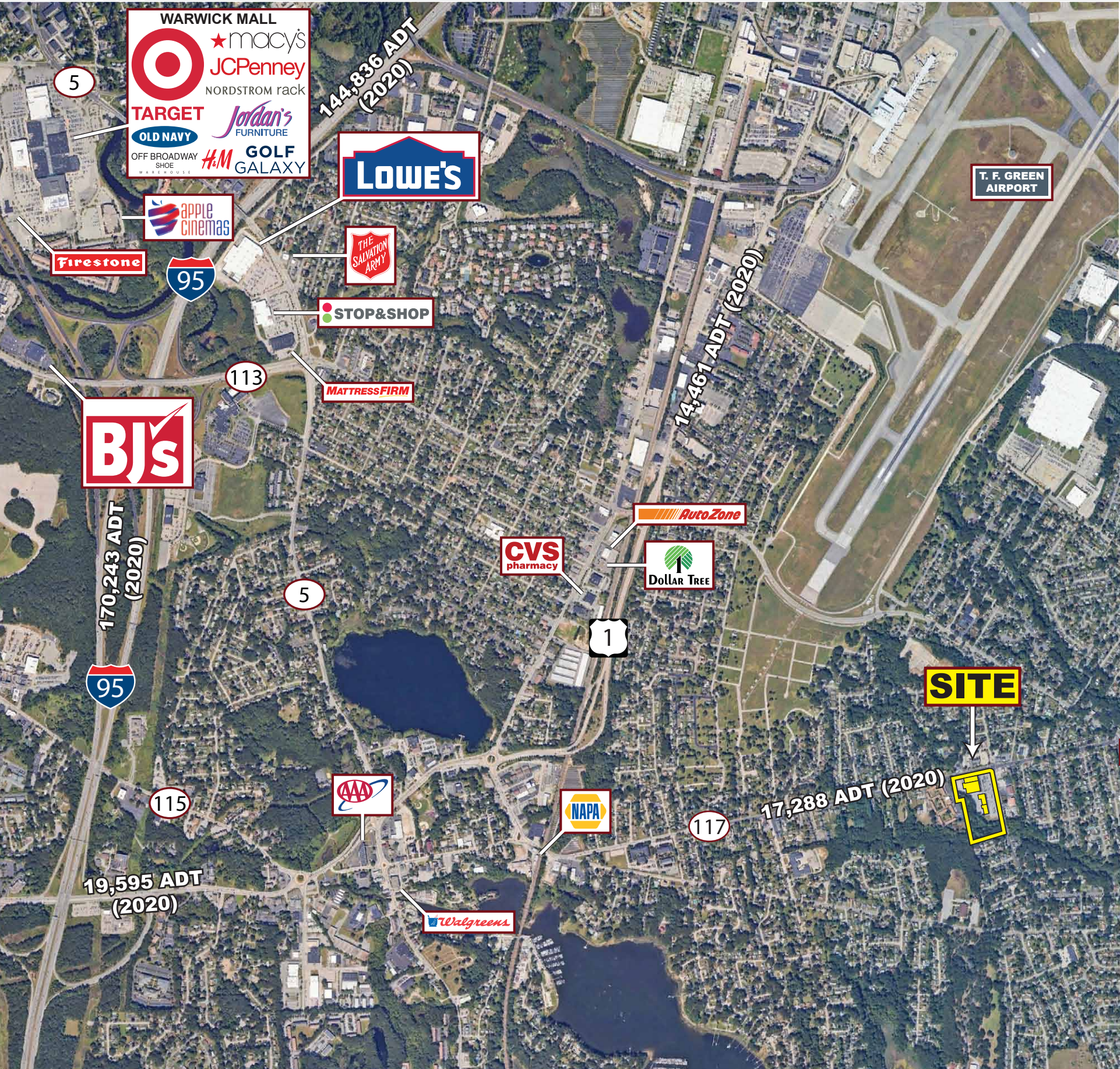
PROPERTY HIGHLIGHTS

- » Investor or Owner-User
- » 60,296 SF Available for Sale (42,092 SF Contiguous)
- » 9.35 Acres
- » Retail, Industrial, and Flex Uses Allowed
- » Excellent Visibility & Access
- » Dominant Regional Trade Area
- » Pylon Signage Available
- » Abundant Parking



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TENANT OVERVIEW

TENANT	RSF	LEASE EXPIRATION
Ocean State Job Lot	25,589 SF	Tenant At Will
State of RI Dept. of Human Services	10,380 SF	Tenant At Will
Santander (ATM)		May 2032
Comprehensive Community Action (Parking)		Tenant At Will

PROPERTY INFORMATION

Available Space	60,296 SF
Land Size	9.35 Acres
Parking	294 Spaces
Traffic Count	17,288 ADT
Zoning	General Business

DEMOGRAPHICS (2024 Est.)

Radius	Population	Med. HH Inc.
3 mile	58,555	\$89,429
5 mile	141,877	\$91,364
7 mile	278,660	\$91,008
10 mile	552,660	\$89,189

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EASTERN
RETAIL PROPERTIES

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