



FOR SALE

1235 Wampanoag Trail

East Providence, RI 02915

± 20,000 SF Retail Center
Sale Price: \$2,595,000

Investment Highlights

- NOI ±\$185,000
- Strong rental history
- Good tenant mix
- Below market rental rates
- 100% occupied

Property Features

- Highly visible
- Daily traffic count 61,600 cars per day
- 'Going-home' side of Route 114
- Located on Barrington town line
- Ample parking



MARQUEE RETAIL CENTER

For more information, please contact:

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Broker
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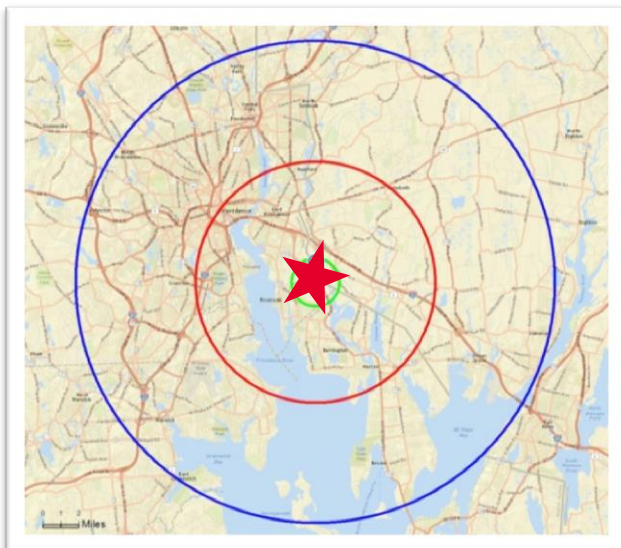
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Demographics	Population	Med. HH Income
1 Mile	2,986	\$71,014
5 Miles	169,862	\$59,323
10 Miles	670,225	\$56,080

Drive Time	
Barrington	4 minutes
Seekonk	5 minutes
Providence	12 minutes

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