# Retail Space and Drive-up ATM Pad Site for Lease
# Independence Park

## 1776 Plainfield Pike, Cranston, RI

## Property Information

| | | | |
|---|---|---|---|
| **Address:** | 1776 Plainfield Pike<br>Cranston, RI | **Year Built:** | 1993 +/- |
| **GLA:** | 216,794 +/- SF | **Parking Spaces:** | 1,175 +/- spaces |
| **Land Area:** | 29.15 +/- acres | **Parking Ratio:** | 5.42 per 1,000 SF GLA |
| **Available:** | Drive-up ATM Pad Site | **Traffic Counts:** | 18,600 VPD |

## Trade Area Demographics

| | 3 Miles | 5 Miles | 10 Miles |
|---|---|---|---|
| **Population ( est ):** | 73,847 | 255,076 | 700,392 |
| **Households:** | 28,813 | 95,604 | 275,278 |
| **Average HH Income:** | $85,061 | $78,623 | $85,277 |

Walmart DOLLAR TREE McDonald's planet fitness

Independence Park is a premier, 216,794 square foot (+/-) retail shopping center strategically anchored by a Super Walmart, located in Cranston, Rhode Island. This thriving regional hub is home to a diverse mix of prominent national and local tenants, including Walmart, Ollies Bargain Outlet, McDonald's, Dollar Tree, and Planet Fitness, making it a key destination for shoppers in the area. The shopping center benefits from an exceptional location, with substantial frontage along Plainfield Pike (RI-14) and its close proximity to the I-295 Exit 6 on/off ramp, ensuring high visibility and easy access for both local and regional traffic.

Independence Park is situated in a densely populated area, with 73,847 residents living within a three-mile radius. The presence of a high-traffic Walmart drives consistent foot traffic to the center, contributing to the overall success and vitality of Independence Park. This area offers a great opportunity for businesses looking to establish or expand their presence.

### For Leasing Information


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The information contained herein has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. All information should be verified by prospect prior to purchase or lease.

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## 1776 Plainfield Pike, Cranston, RI

| SUITE | TENANT | SF |
|---|---|---|
| 1 | Walmart | 154,434 |
| 2 | Dollar Tree | 9,360 |
| 3 | Kochi Sushi and Steakhouse | 3,500 |
| 4 | The Laundry Room | 3,500 |
| 5 | Ollie's | 29,028 |
| 6 | Planet Fitness | 17,000 |
| 7 | Drive-up ATM Pad Site Available | |

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