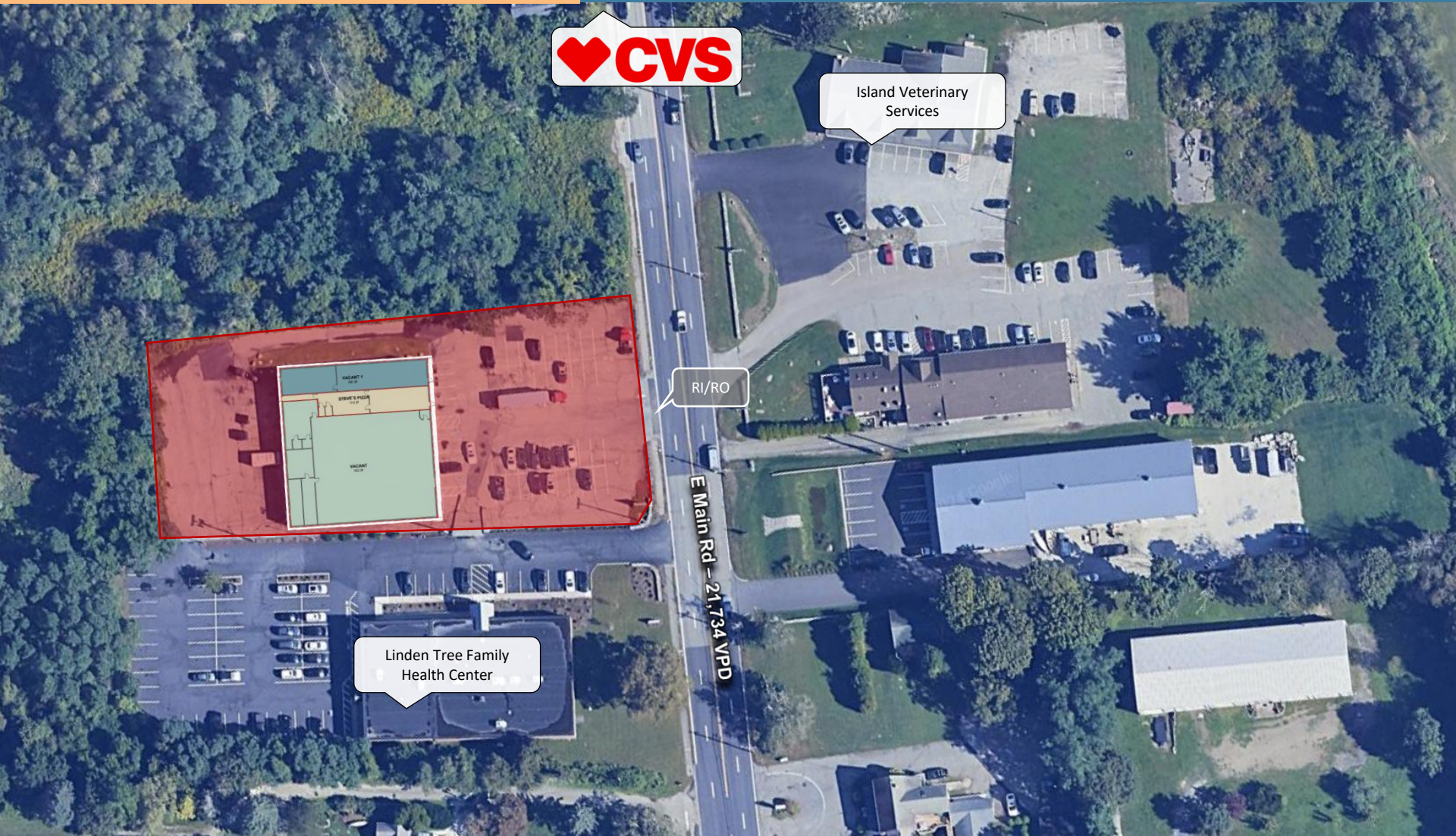


Former Walgreens

7,622 SF anchor and 1,861 SF inline

2456 & 2462 E Main Rd



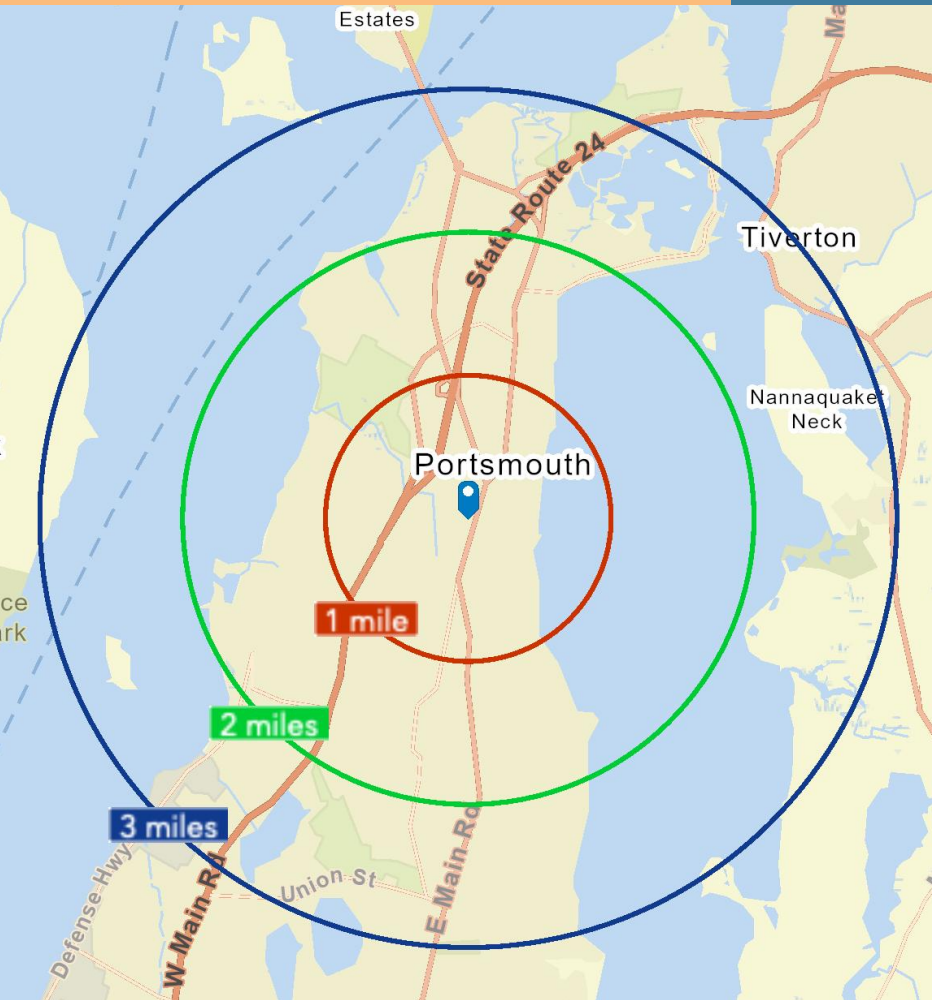
Island Veterinary Services

RI/RO

E Main Rd - 21,734 VPD

Linden Tree Family Health Center

Property Overview



Size. ± 7,622 SF anchor space and 1,861 SF inline space (all 1st floor)

Land Area. 1.49 acres.

Opportunity. Lease opportunity, with excellent visibility + access.

Signalized Intersection. Midblock on E Main Rd

Zoning. Town Center TC – [USE REGULATIONS](#)

Access. E Main Rd: RI/RO

Convenient Location.

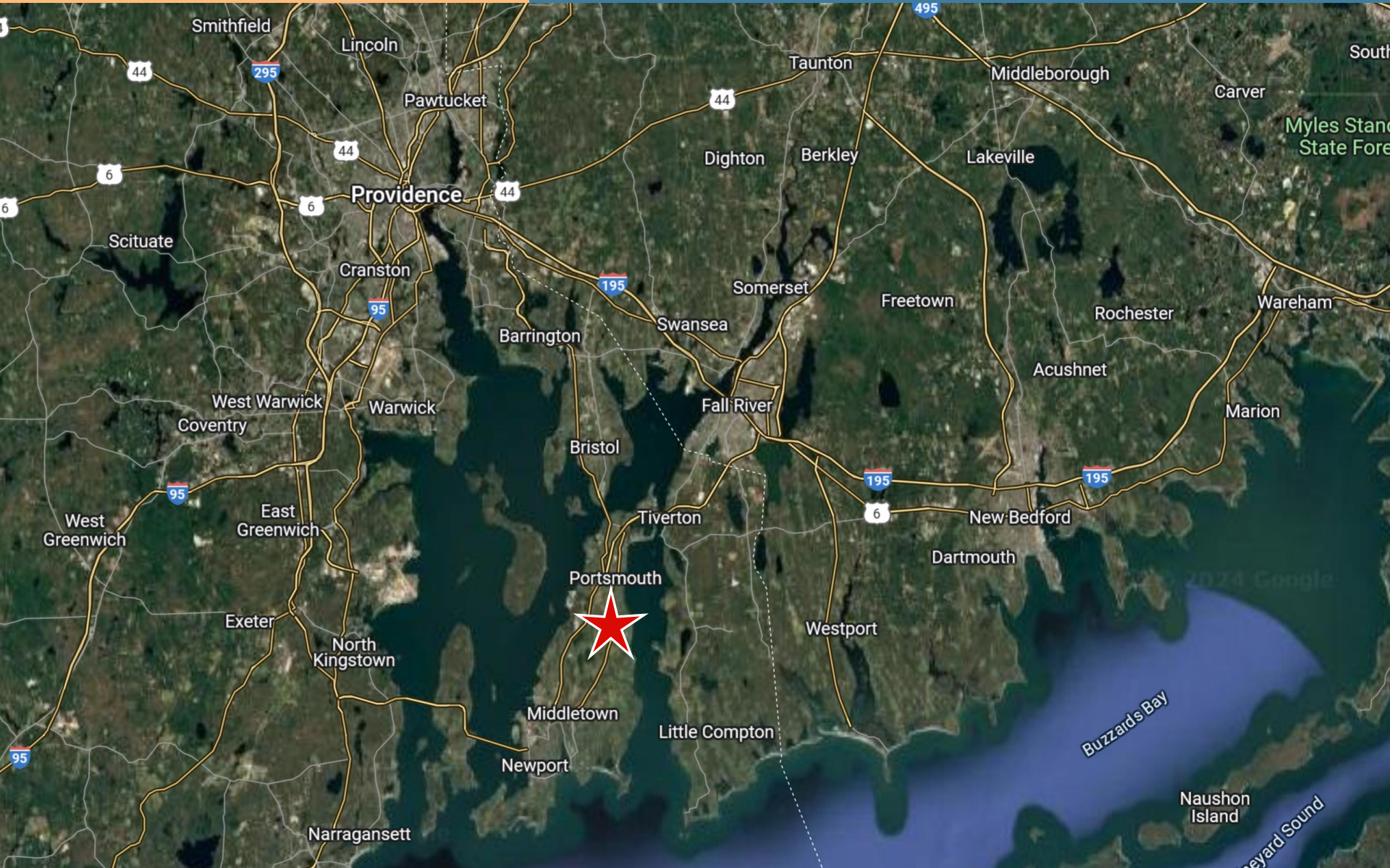
- Suburb of Providence.
- Located within a 3-tenant strip retail center.
- Other retails in the area include People’s Credit Union, CVS, Bank Newport, and other local tenants.

Use Restriction. No pharmacy use allowed.

Signage. Shared shopping center sign + building.

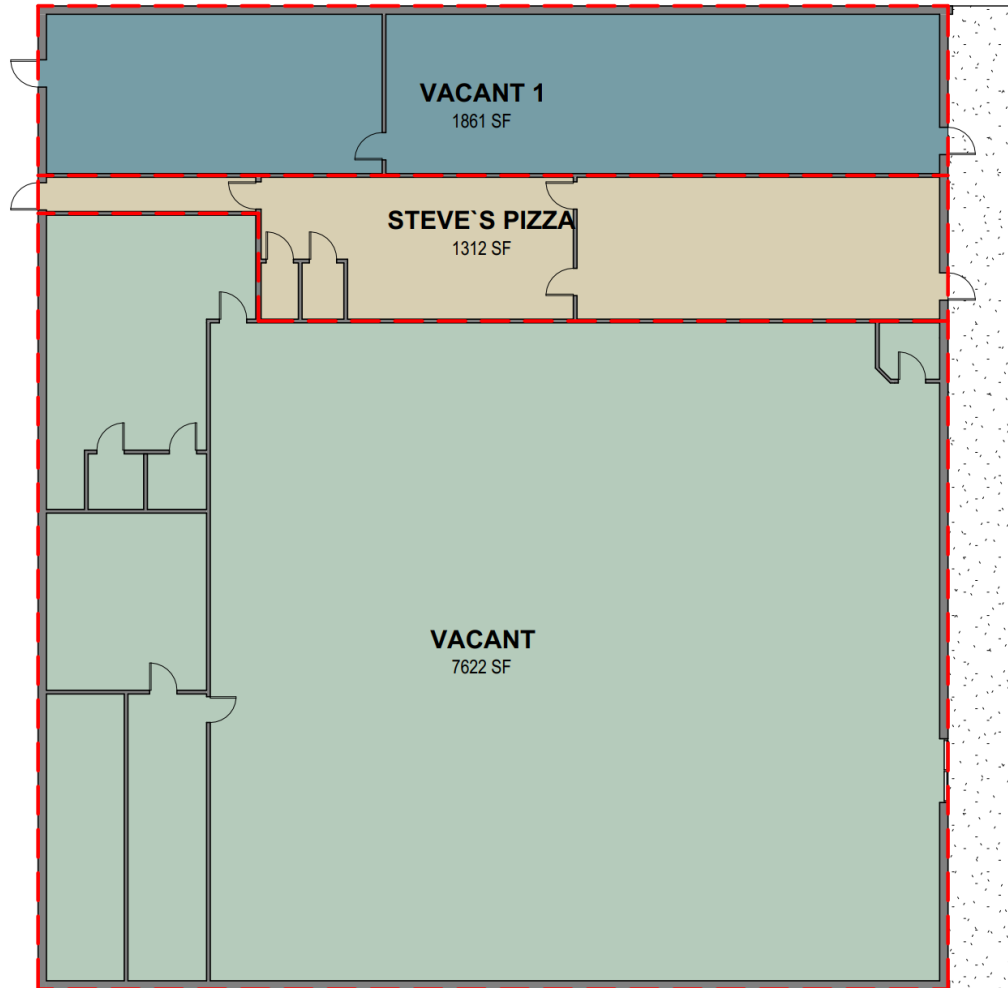
Parking. Approximately 58 spaces.

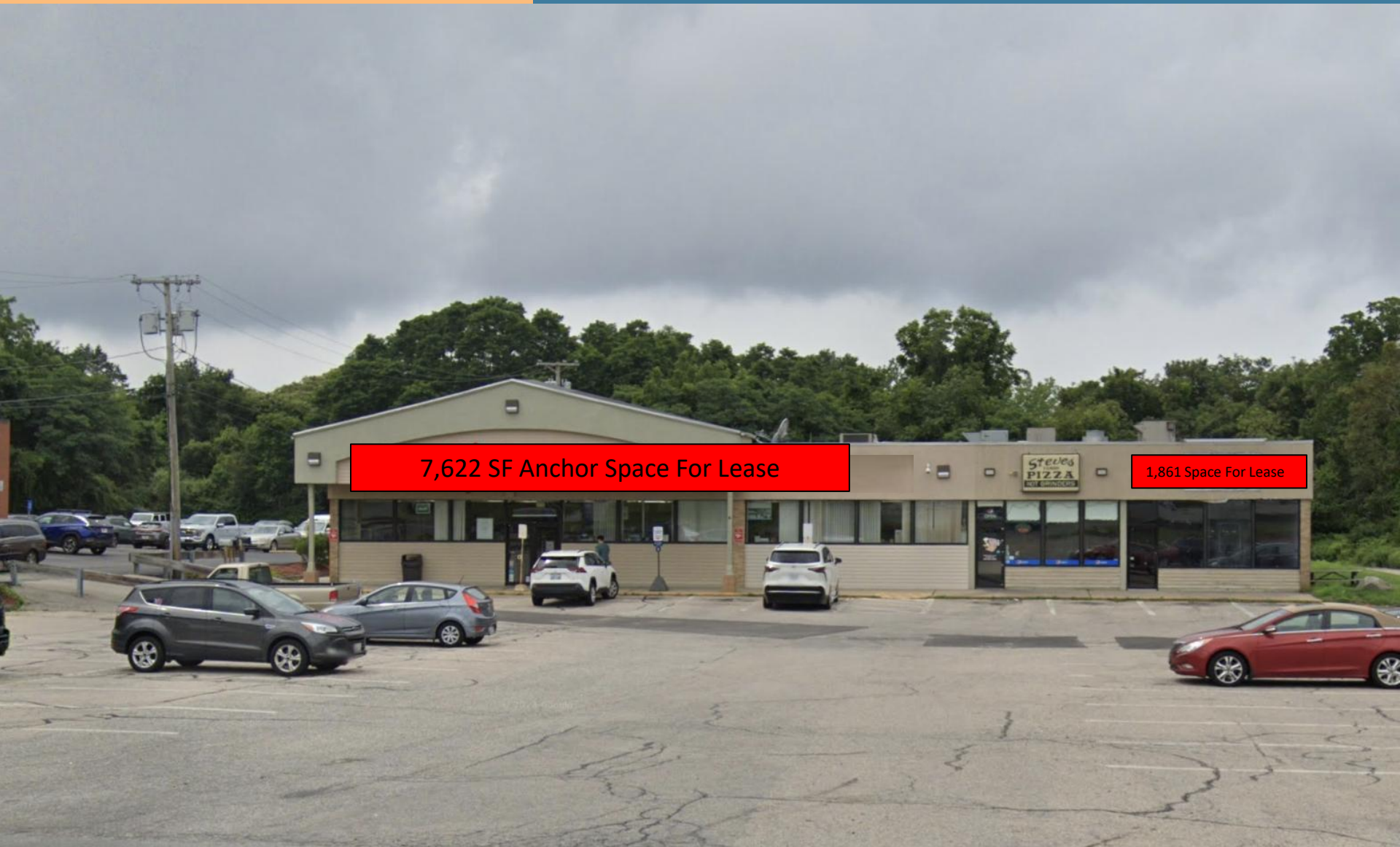
‘24 Estimates	1 Mile	2 Mile	3 Mile
Population	2,986	9,796	14,682
Households	1,240	3,904	5,997
Avg. HH Inc.	\$176,383	\$173,267	\$170,674
E Main Rd			~21.7K VPD





2456 EAST MAIN RD, PORTSMOUTH, RI





7,622 SF Anchor Space For Lease

1,861 Space For Lease



LEASE TERMS

2456 E Main Road, 7,622 SF Anchor Space:

RENT PSF \$17.00 NNN

USE RESTRICTION No Pharmacy Use

2462 E Main Road, 1,861 SF Inline Space:

RENT PSF \$18.00 NNN

USE RESTRICTION No Pharmacy Use

CONTACT

STEVE MENCH

503.444.9911 steve.mench@menchrecapital.com

THIS IS NOT AN OFFER: VOID WHERE PROHIBITED. NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, WITHDRAW WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR CLIENT AND/OR FIRM PRINCIPALS.