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1081 Social Street Unit #1,2, Woonsocket, Rhode Island 02895

Commercial/Business - Commercial Lease - MLS # 1401751 - Active

1081 Social Street ,Unit #1,2, Woonsocket, RI 02895



Neighborhood: **SOCIAL**
 RE Taxes/Yr: **\$10,081 / 2025** List/Lease Pr: **\$7.80**
 Exempt Inc: **No**
 Assessment: **\$563,900**
 Use Type: **Retail**

Public Rems:

Prime, signalized corner location at State Routes 126 & 114, with extensive frontage along both Social Street and Diamond Hill Road, providing strong exposure to traffic approaching from four directions. The building sits close to the roadway, with large storefront windows presenting clearly to both streets—ideal for visibility, branding, and retail display presence. Opportunities exist for abundant signage visible from multiple directions. This dual-frontage corner supports strong recognition and drive-by awareness along active commercial corridors. Approximately 35 shared parking spaces across two nearby lots, as represented by ownership. Two contiguous suites are available and may be leased as approximately 2,750 rentable square feet (RSF), 6,000 RSF, or combined as 8,750 RSF. The 6,000 RSF space offers an open interior with broad layout flexibility, while the 8,750 RSF option adds depth for workspace, stock, or expanded merchandising. A lower-level area (approx. ±6950 SF) may be available to support a ground-floor tenant’s operations, depending on use. Use of the lower-level area, if applicable, may involve additional consideration. Tenant is responsible for triple net (NNN) expenses, including real estate taxes, property insurance, and common area maintenance (CAM), in addition to utilities and any tenant-specific services. RSF is estimated for marketing purposes; tenant to verify if material.

General Information

Possible Use: **Place of Worship, Retail**

Zoning: **MU-1**

Security Features: **Fire Alarm**

Units							
Unit	# Units	Total SqFt	Total Rent	Ceiling	Date Avail	Floor	Status
Retail	1	6,000	\$3,900			1	Vacant
Retail	1	2,750	\$1,788			1	Vacant
Totals	2	8,750	\$5,688				

Building / Site / Utilities

Assessor Lot: **108** Assessor Block: Assessor Plat: **35**
 Area Source: Apx Lot SqFt: **9,148** Basement:
 Bldg Area Total: **8,750** Elev/Escal Type: Furnished Y/N:
 Equip Included: **100 amp service in the subject units ownership indicates 600 amp service is in the building located in the basement. Inquire if tenant would like to upgrade service in the subject units on the first floor. Unit 1: There is a gas furnace heater dedicated to the 6000 rentable square foot (RSF) space and two mini splits (heat and A/C). Unit 2: Electric baseboard heater.**
 Non-Garage Spcs: **35** Parking Total: **35** Story: **1** Stories Total: **3**
 Ceiling Height: **7-9 Ft** Site Acres: **0.21** Loading Door: **None**
 Foundation Type: Fndtn L x W: Building: **Frame, Subdivided**
 Road: **Blacktop, High Traffic, Sidewalks, State**
 Location: **Urban**
 Site: **Corner, Sidewalks, Waterfront**
 Electric: **100 Amps**
 Water Supply: **Available, Connected, In Fee, Municipal, Public**
 Sewer: **Available, Connected, In Fee, Public Connected**
 Heating System: **Baseboard, Gas Connected, Hot Air, Mini Split, Partially Heated** Subject To: **Flood Plain, Zoning**

Cooling: **Mini Split, Partial, Window Units**
Present Use:

Laundry: **Cable TV, Electric, Fiber Optic, Gas, Gas Available, Gas Connected, Municipal Water, Sanitary Sewers, Street Lights, Telephone Connected**

Have: **Gas**
Near: **Bus, Highway Access, Interstate, Private School, Public School, Recreational Facilities, Restaurants, Schools, Shopping, Swimming, Tennis**

Owner Pays: **Exterior Maintenance, Roof Maintenance**
Tenant Pays: **Air Conditioner, Cable TV, Electric, Escalator, Gas, Heat, Hot Water, HVAC Maintenance, Insurance, Janitorial, Pest Control, Repairs, Security, Sewer, Snow Removal, Taxes, Telephone, Trash Service, Water**

Listing / Agent - Office Information

For more information contact:
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Keller Williams Coastal
501 Centerville Road, Suite 201
Warwick, RI 02886

Syndication

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Photos



Front of Structure - Corner view of signalized Diamond Hill road (left) as it meets Social Street.



Photo towards reception desk (center of photo) and main entrance (on right rear of photo) of the interior of unit 1. Expansive window frontage facing along Social Street is on the right side of photo. Area shown in this photo is only a portion of the 6000 rentable square foot unit.



Front of Structure - Diamond Hill Road. Left two windows and white door are unit 2 (2750 approximately rentable square feet). Right two windows are frontage of unit 1 (approximately 6000 rentable square feet). Units can be rented as contiguous space.

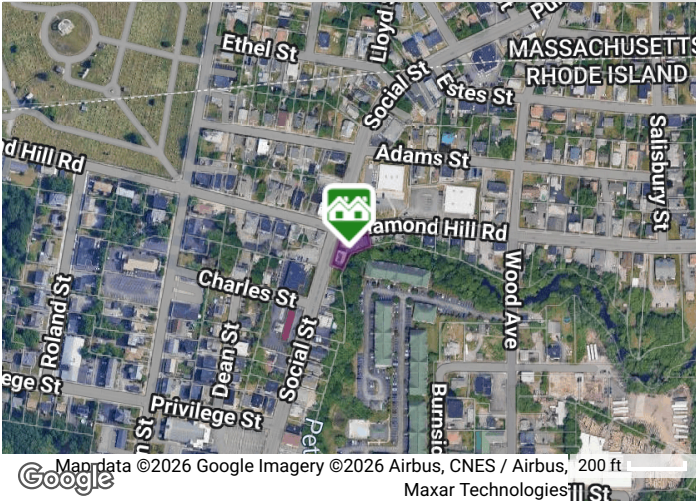


View of signalized intersection:
State Route 126 (Social Street)
from State Route 114 (Diamond
Hill Road).

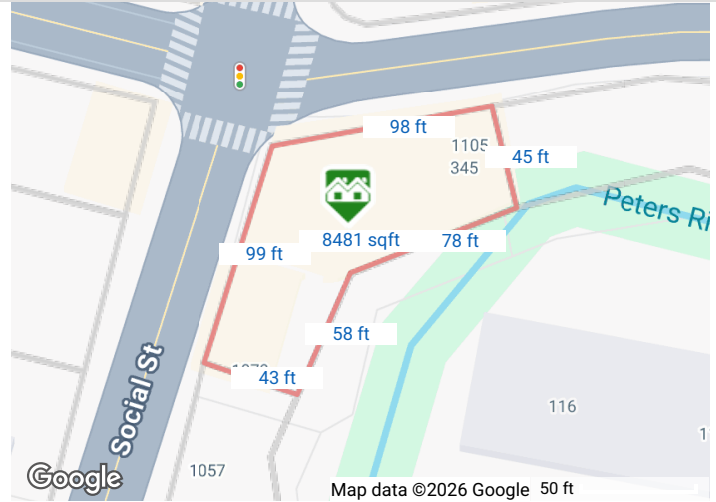


Parking - Adjacent abutter lot.
Non-dedicated shared parking
spaces.

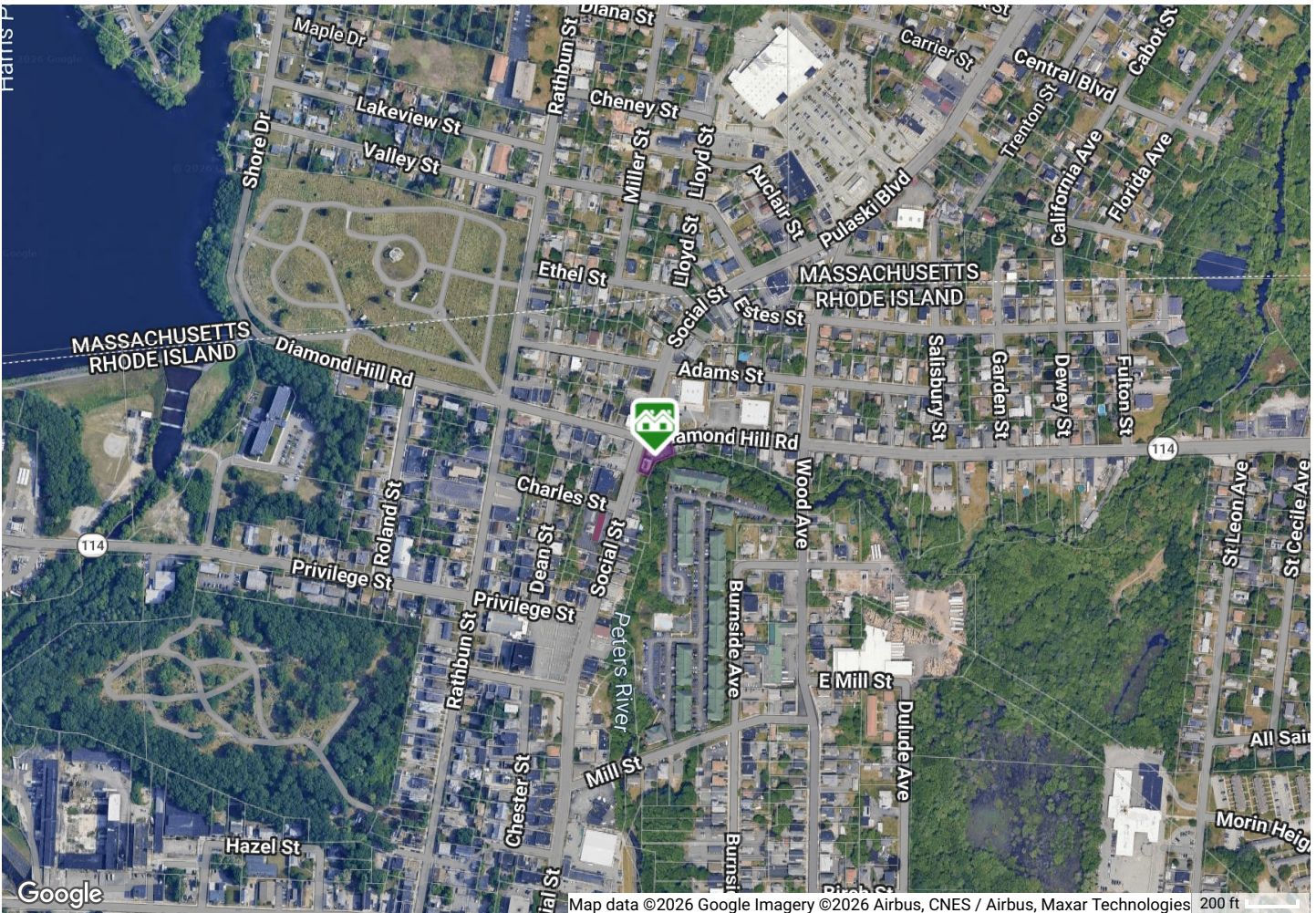
Parcel Map



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