

**±17.0 Acres Available**

**PROPERTY FEATURES**

- ±17.0 ACRES (TAX LOTS 23 & 24)
- BEST CORNER IN THE TRADE AREA
- ADJACENT TO MASTER PLAN APPROVED FOR 362 TOWN HOUSES AND 350 APARTMENTS
- LOCATED AT A TRAFFIC LIGHT
- EXCELLENT FRONTAGE AND ACCESS
- UTILITIES TO SITE
- NEIGHBORING RETAIL INCLUDES CVS, CUMBERLAND FARMS, DUNKIN', WENDY'S, WALMART, HOME DEPOT AND BJ'S TO NAME A FEW...

**TRAFFIC & DEMOS**

- NEW LONDON TPK 20,000 VPD
- INTERSTATE 95 71,000 VPD
- ARNOLD ROAD 13,000 VPD

GROCERY • SHOPS • RESTAURANTS • SERVICE/CONVENIENCE



**Bill Greene**  
 Partner

401 273 7429

[bgreene@hayessherry.com](mailto:bgreene@hayessherry.com)

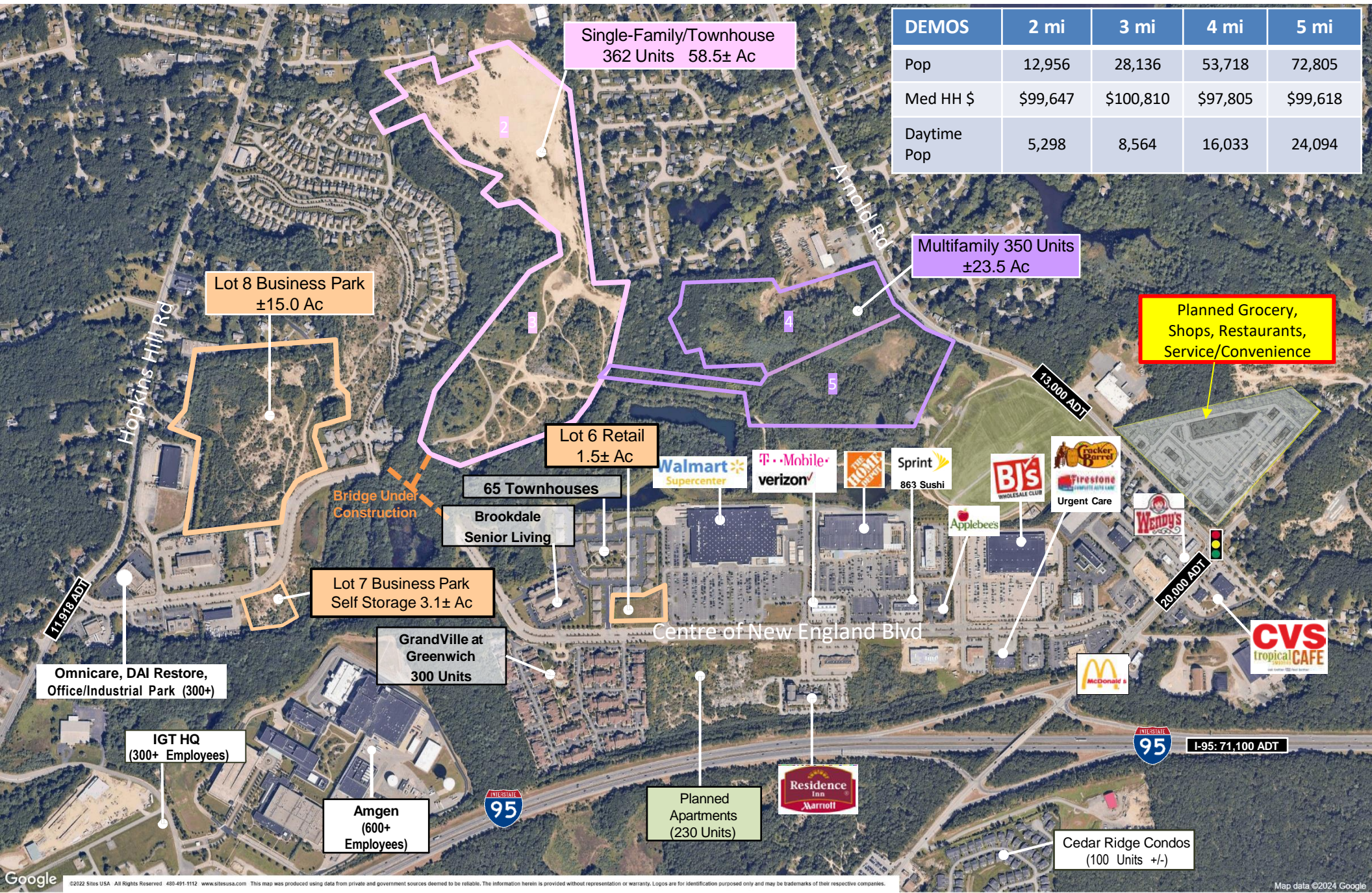
146 Westminster Street, 2<sup>nd</sup> floor  
 Providence, RI 02903  
 phone: 401 273 1980  
[www.hayessherry.com](http://www.hayessherry.com)

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**AVAILABLE FOR LEASE**  
**COVENTRY CENTRE**  
 Coventry, RI

DEMOS	2 mi	3 mi	4 mi	5 mi
Pop	12,956	28,136	53,718	72,805
Med HH \$	\$99,647	\$100,810	\$97,805	\$99,618
Daytime Pop	5,298	8,564	16,033	24,094



Planned Grocery,  
Shops, Restaurants,  
Service/Convenience

Single-Family/Townhouse  
362 Units 58.5± Ac

Multifamily 350 Units  
±23.5 Ac

Lot 8 Business Park  
±15.0 Ac

Lot 6 Retail  
1.5± Ac

Lot 7 Business Park  
Self Storage 3.1± Ac

65 Townhouses

Brookdale  
Senior Living

Grandville at  
Greenwich  
300 Units

Amgen  
(600+  
Employees)

IGT HQ  
(300+ Employees)

Omnicare, DAI Restore,  
Office/Industrial Park (300+)

Planned  
Apartments  
(230 Units)

Cedar Ridge Condos  
(100 Units +/-)

Residence  
Inn  
Marriott

Walmart  
Supercenter

Verizon

Sprint

Applebee's

CVS

Wendy's

McDonald's

CVS  
tropical CAFE

Centre of New England Blvd

95

95

I-95: 71,100 ADT

13,000 ADT

20,000 ADT

11,918 ADT

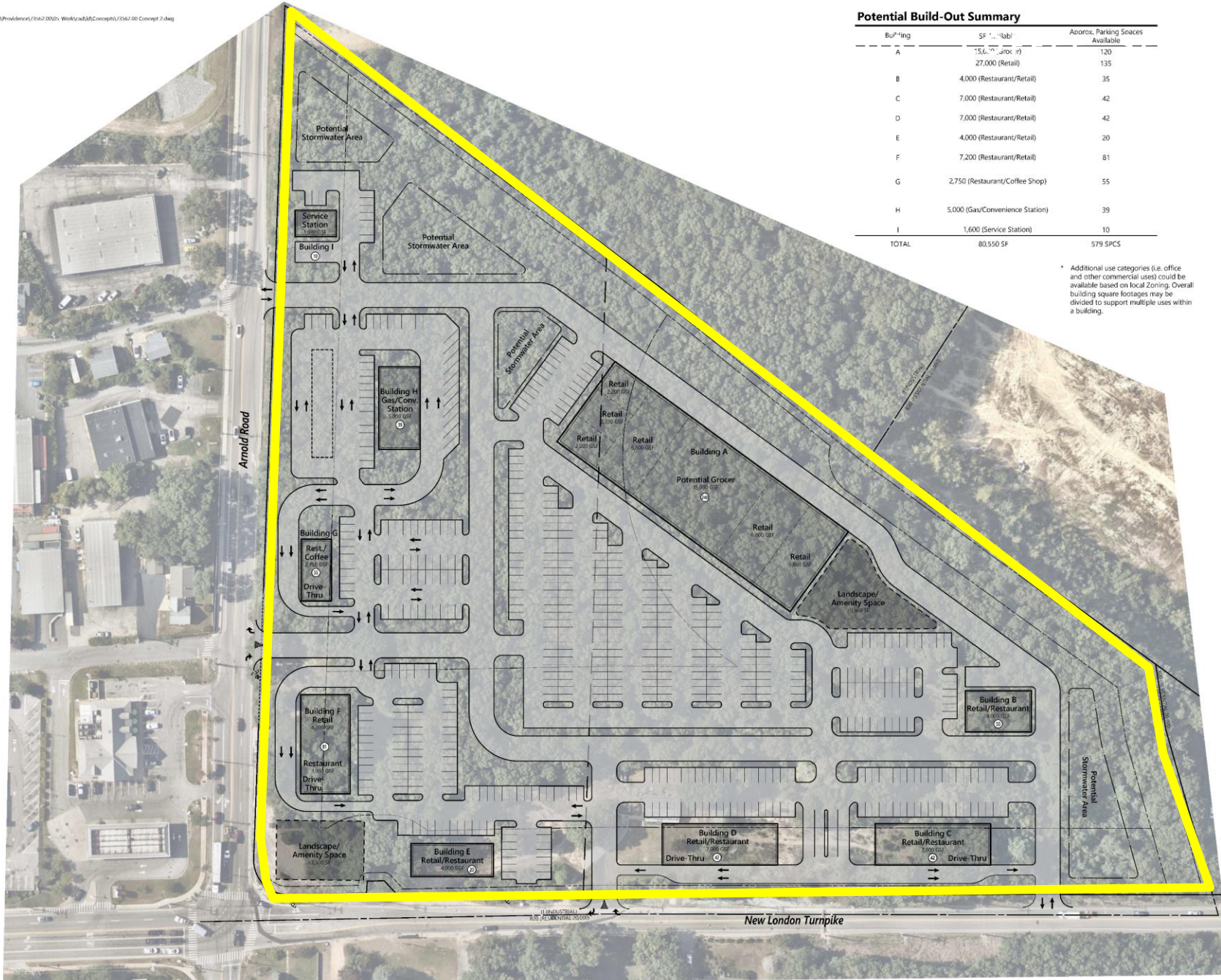
Bridge Under  
Construction

v:\rh.com\g\pm\Providence\F&A\0010 - Work\ad\38\Concepts\06\01 Concept 2.dwg

**Potential Build-Out Summary**

Building	SF Total (Label)	Approx. Parking Spaces Available
A	15,600 (Retail) / 27,000 (Retail)	120
B	4,000 (Restaurant/Retail)	35
C	7,000 (Restaurant/Retail)	42
D	7,000 (Restaurant/Retail)	42
E	4,000 (Restaurant/Retail)	20
F	7,200 (Restaurant/Retail)	81
G	2,750 (Restaurant/Coffee Shop)	55
H	5,000 (Gas/Convenience Station)	39
I	1,600 (Service Station)	10
<b>TOTAL</b>	<b>80,550 SF</b>	<b>579 SPCS</b>

\* Additional use categories (i.e. office and other commercial uses) could be available based on local zoning. Overall building square footages may be divided to support multiple uses within a building.



*Not for Permitting  
or Construction*



**Coventry Centre**  
 666 Arnold Rd, 2271 New London Tpk  
 Coventry, RI 02816

No.	Revision	Date	By	Appr.

Leasing Plan 11/22/2024

Not Approved for Construction  
**Conceptual Site Plan**

**C-1**

Sheet Title: November 22, 2024 9:52:27 AM PROJECT: Providence, November 22, 2024 9:53:31 AM Job: Revue