

±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



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 Partner

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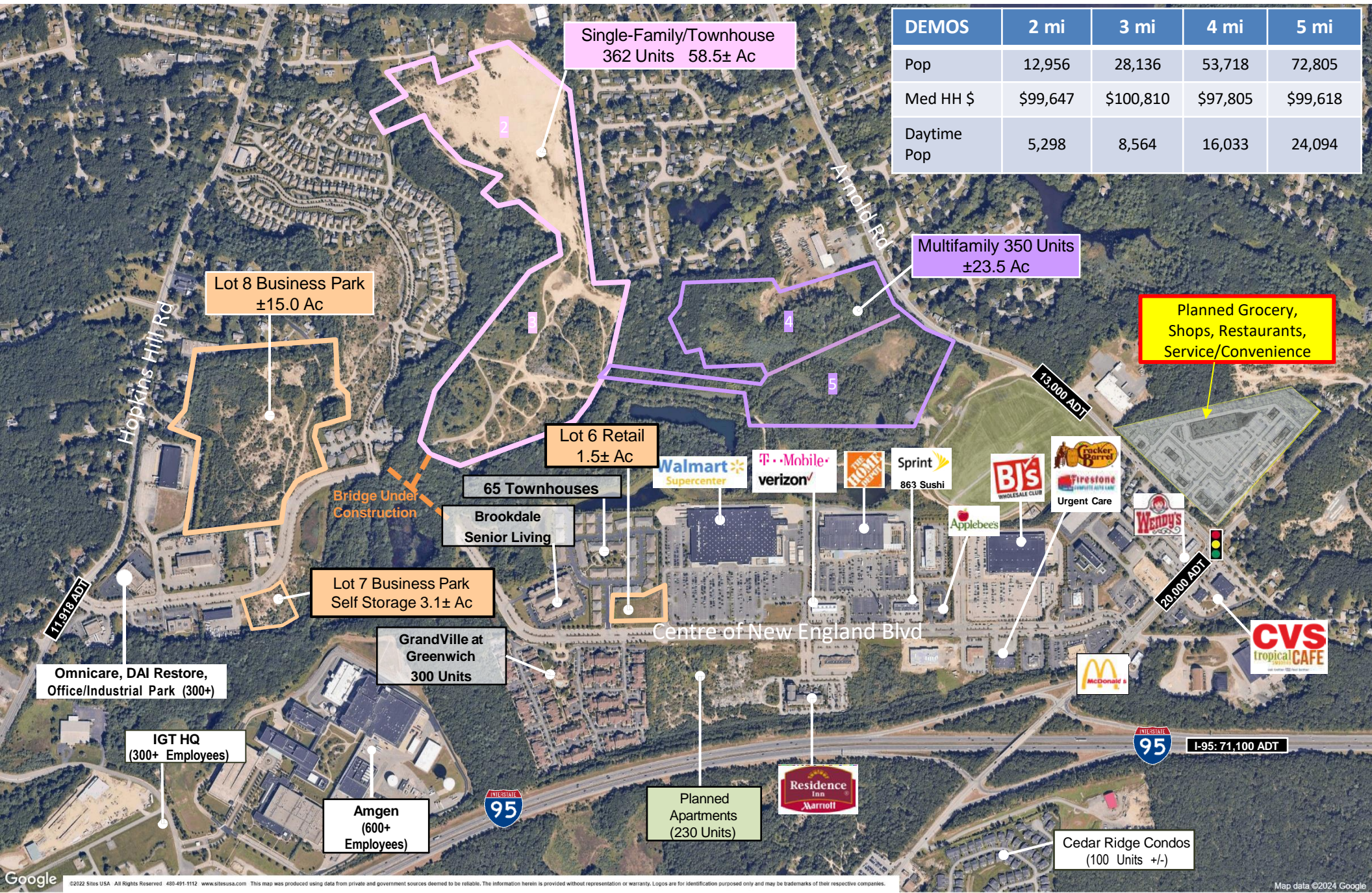
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AVAILABLE FOR LEASE
COVENTRY CENTRE
 Coventry, RI

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

95

95

I-95: 71,100 ADT

13,000 ADT

20,000 ADT

11,918 ADT

Bridge Under
 Construction

Hopkins Hill Rd

Arnold Rd

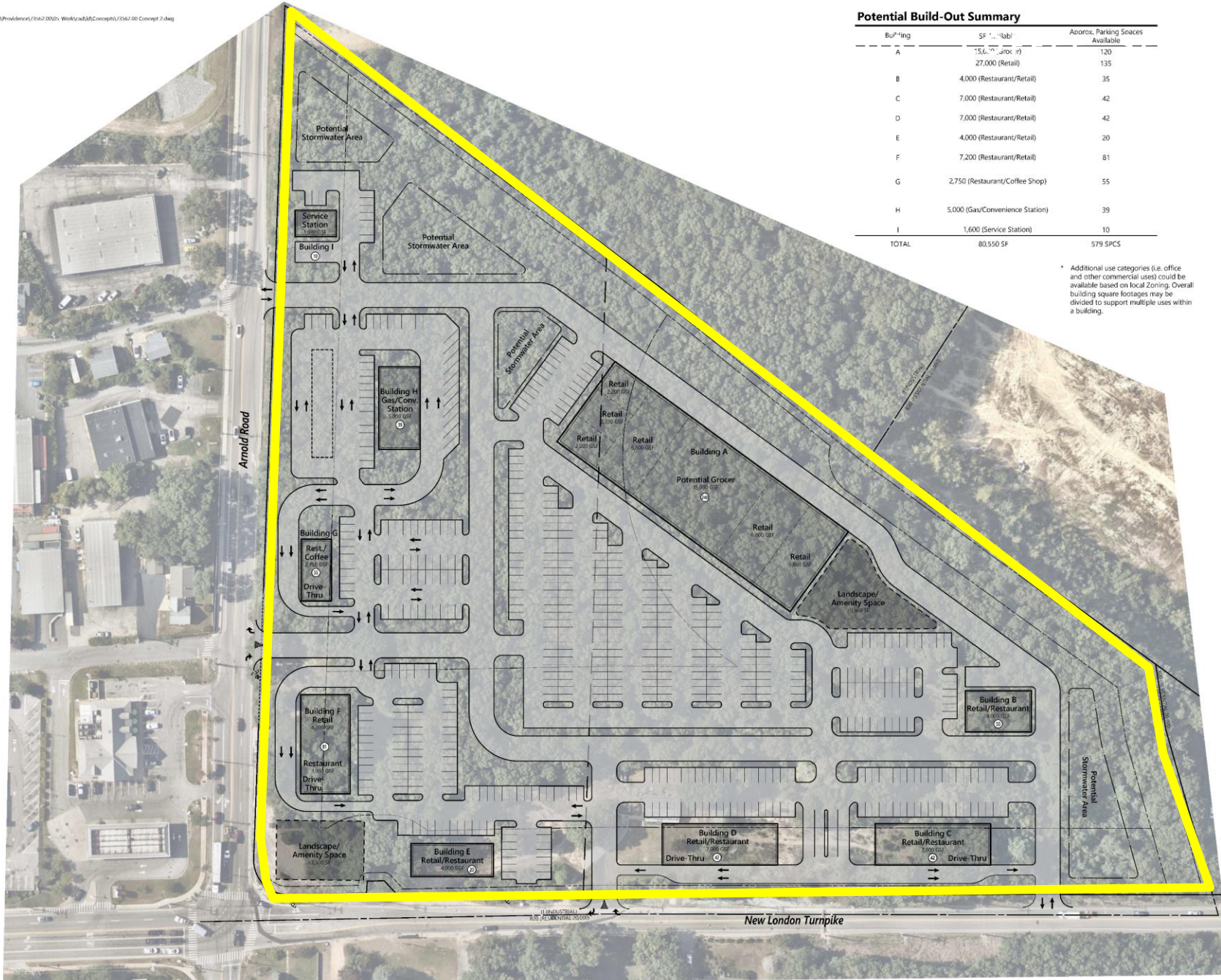
Centre of New England Blvd

v:\rh.com\g\pm\providence\F&A\0310_ Work\ad38\Concepts\060201 Concept 2.dwg

Potential Build-Out Summary

Building	SF +/- (Label)	Approx. Parking Spaces Available
A	15,600 (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
TOTAL	80,550 SF	579 SPCS

* 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 10:52:27 AM PROJECT: Coventry Centre, November 22, 2024 10:53:31 AM Job: Revue