

## RETAIL FOR SALE

INVESTMENT PROPERTY MAIN ST WARREN ROUTE 114 / CORNER LOCATION

440 Main St, Warren, RI 02885



<b>SALE PRICE:</b>	\$795,000
<b>LOT SIZE:</b>	0.12 Acres
<b>BUILDING SIZE:</b>	8,762 SF
<b>YEAR BUILT:</b>	1900
<b>ZONING:</b>	80 - Village Business
<b>MARKET:</b>	Newport-Warwick-Fall River RI-MA
<b>SUB MARKET:</b>	East Bay - Bristol County
<b>CROSS STREETS:</b>	Main & Child Streets
<b>TRAFFIC COUNT:</b>	25,600

### PROPERTY OVERVIEW

Great Opportunity to Invest in a Very Up & Coming Historic Downtown area in Warren, known for its great restaurants, East Bay Bike path, waterfront, theater and artistic community. Located on one of the most highly visible blocks in downtown, w/high foot and car traffic (nearly 25,600 is the average daily traffic count), near busy coffee shops and pizza restaurant. All residential units are totally renovated. Updated high efficiency heating system, electric and fire system. All units have high 12' ceilings, offering lots of natural light with great window visibility for retail or food/beverage business. There is street parking & municipal lots across the street. Located on the public transportation rt. to Providence & Newport. Centrally located w/easy access to highway & only 15 minutes to Providence, 25 minutes to Newport, and 1 hour to Boston & Cape Cod. Currently producing \$81,180, nearly a 8% CAP RATE with only one vacancy. When last vacancy is rented gross income anticipated at \$90,780 before upcoming increases.

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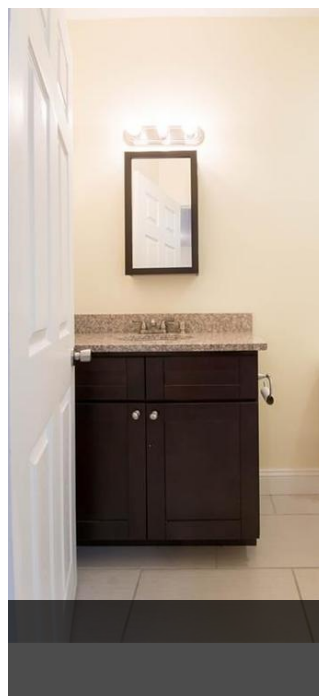
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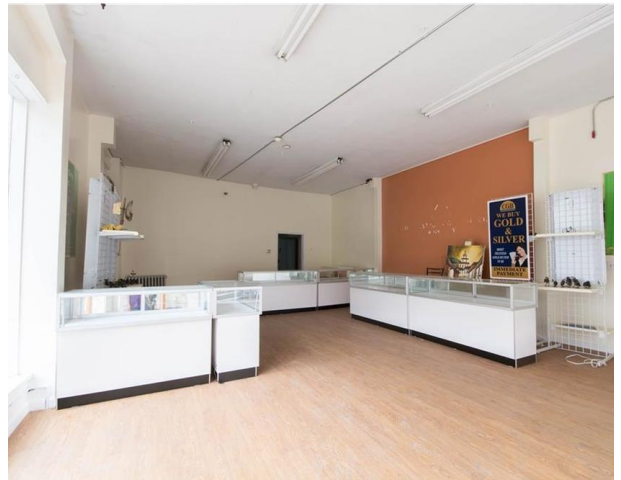
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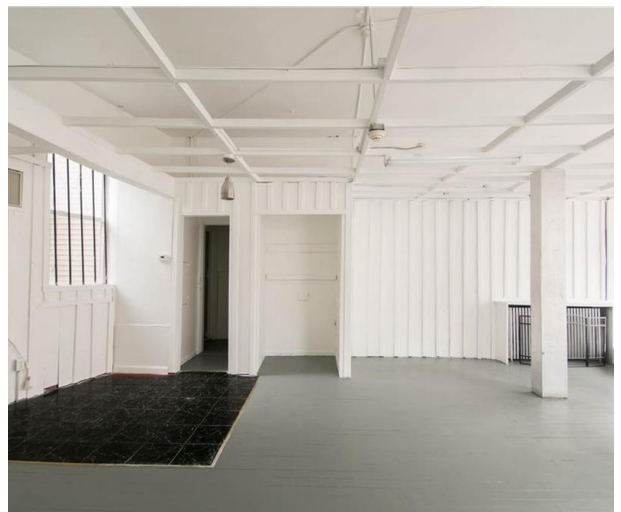
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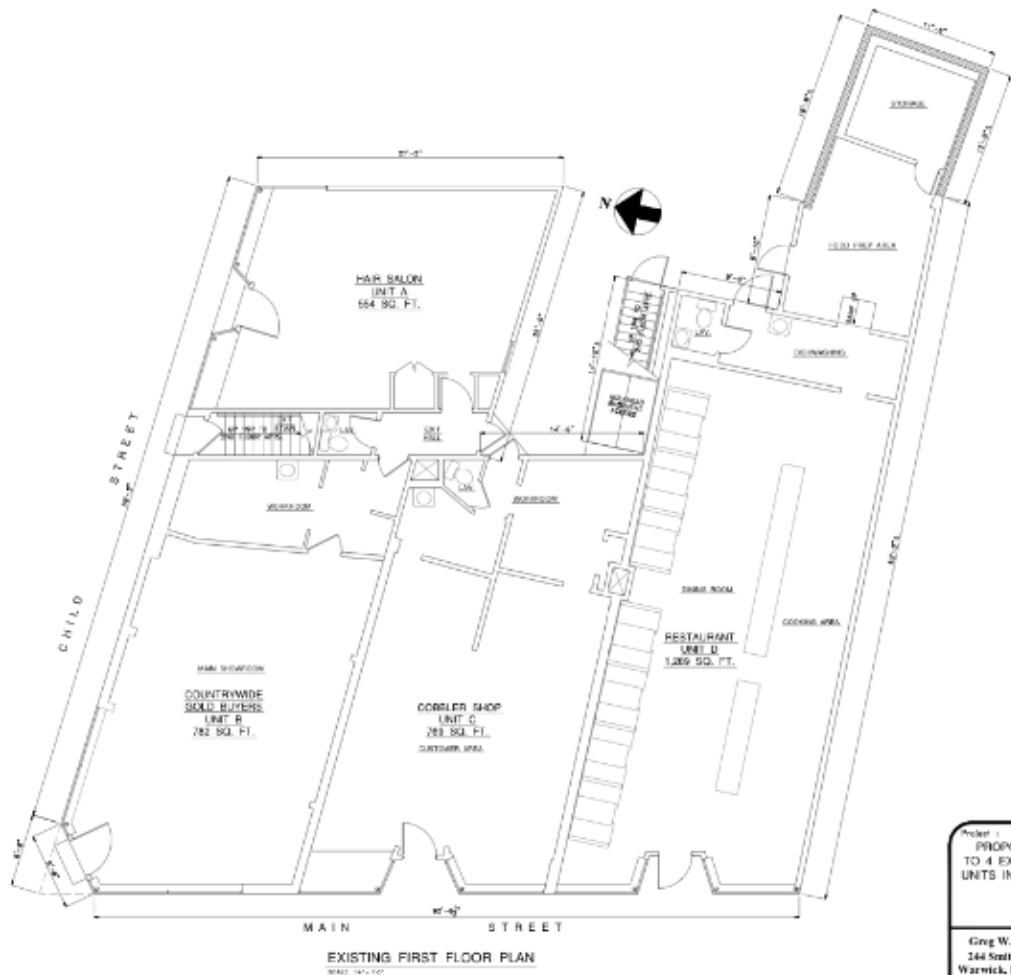
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Project : PROPOSED INTERIOR RENOVATIONS TO 4 EXISTING 2ND FLOOR APARTMENT UNITS IN EXISTING MIXED USE BUILDING 436 MAIN STREET WARREN, R.I.		Sheet : 1 of 17/13
Drawn : As Noted		Shown by : GSD
A.P. : 4		Unit No. : 43
Drawing No. : <b>A1</b>		1 of 2 Drawings
Prepared by : Greg W. Baglan 244 Smith Street Warwick, R.I. 02886 (401) 464-2661		Revision : Date : APT. LAYOUTS 10/15/13

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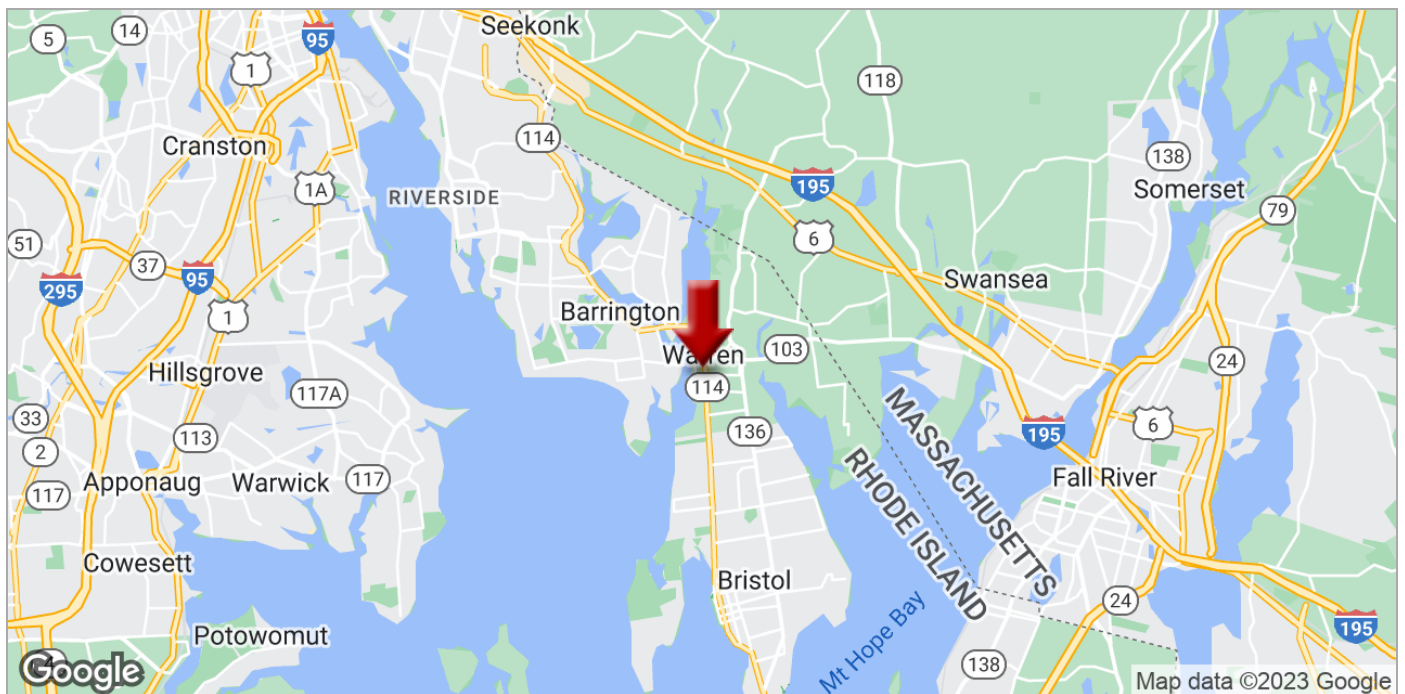
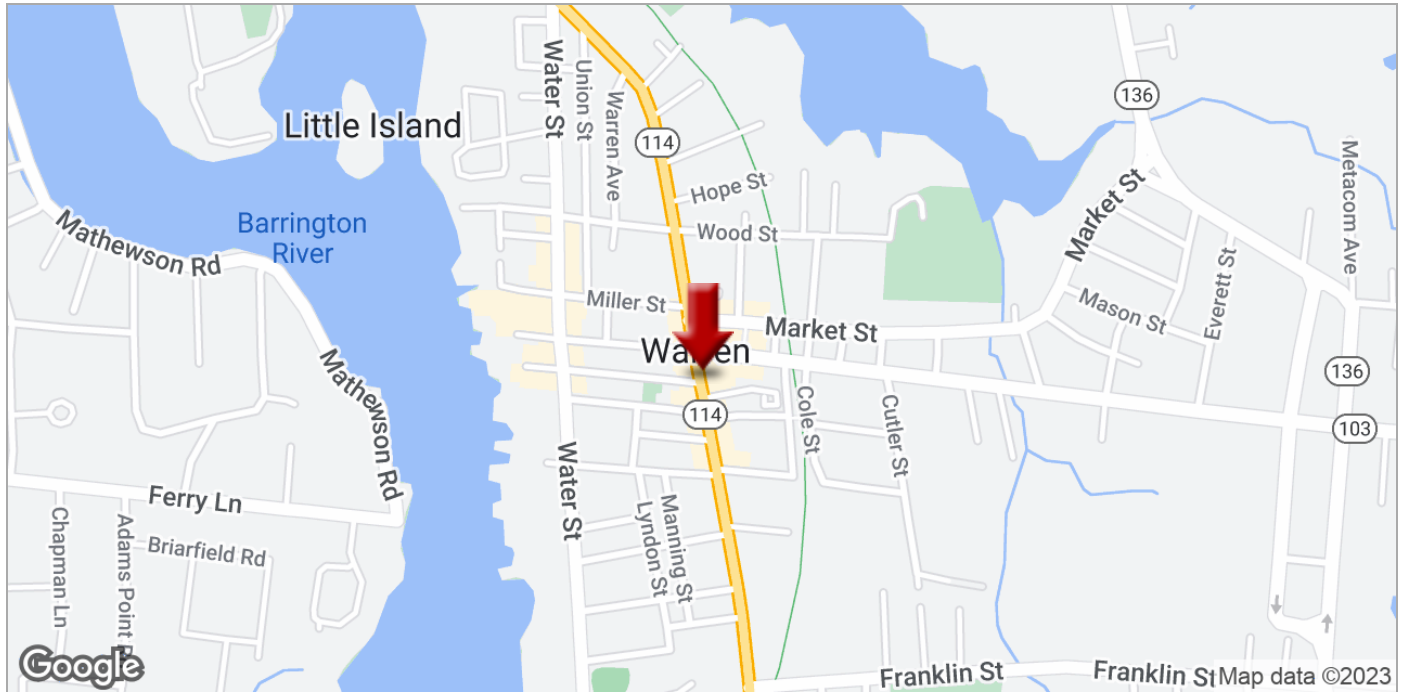
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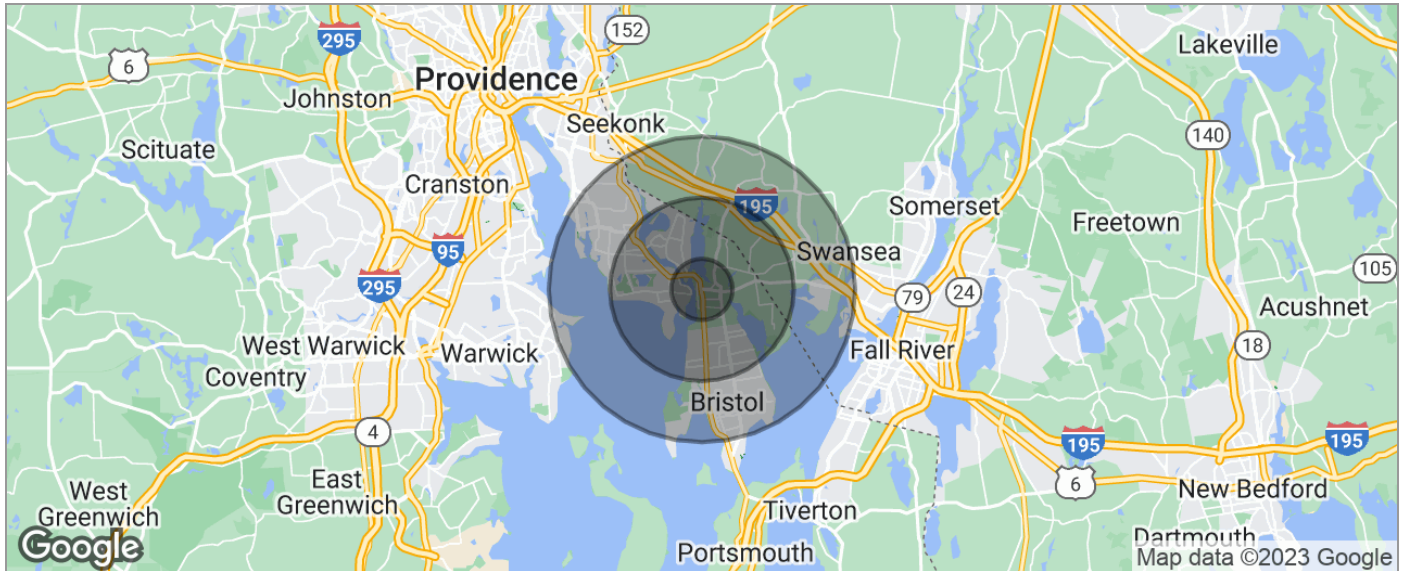
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,281	28,420	68,988
MEDIAN AGE	41.1	43.0	42.2
MEDIAN AGE (MALE)	39.6	41.9	40.7
MEDIAN AGE (FEMALE)	42.9	44.2	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,220	11,048	26,581
# OF PERSONS PER HH	2.3	2.6	2.6
AVERAGE HH INCOME	\$67,199	\$92,969	\$87,310
AVERAGE HOUSE VALUE	\$333,457	\$384,224	\$372,306
RACE	1 MILE	3 MILES	5 MILES
% WHITE	96.4%	95.5%	95.7%
% BLACK	0.7%	0.5%	0.6%
% ASIAN	0.4%	1.7%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.3%	0.2%	0.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.7%	2.0%	1.9%

\* Demographic data derived from 2020 ACS - US Census

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