

**FREE STANDING BUILDING WITH  
DRIVE THRU FOR LEASE 2,600 SF**



**1759 POST ROAD (Former Starbucks Coffee Co.)  
Route 1- Warwick, RI**



**FOR MORE INFORMATION:**

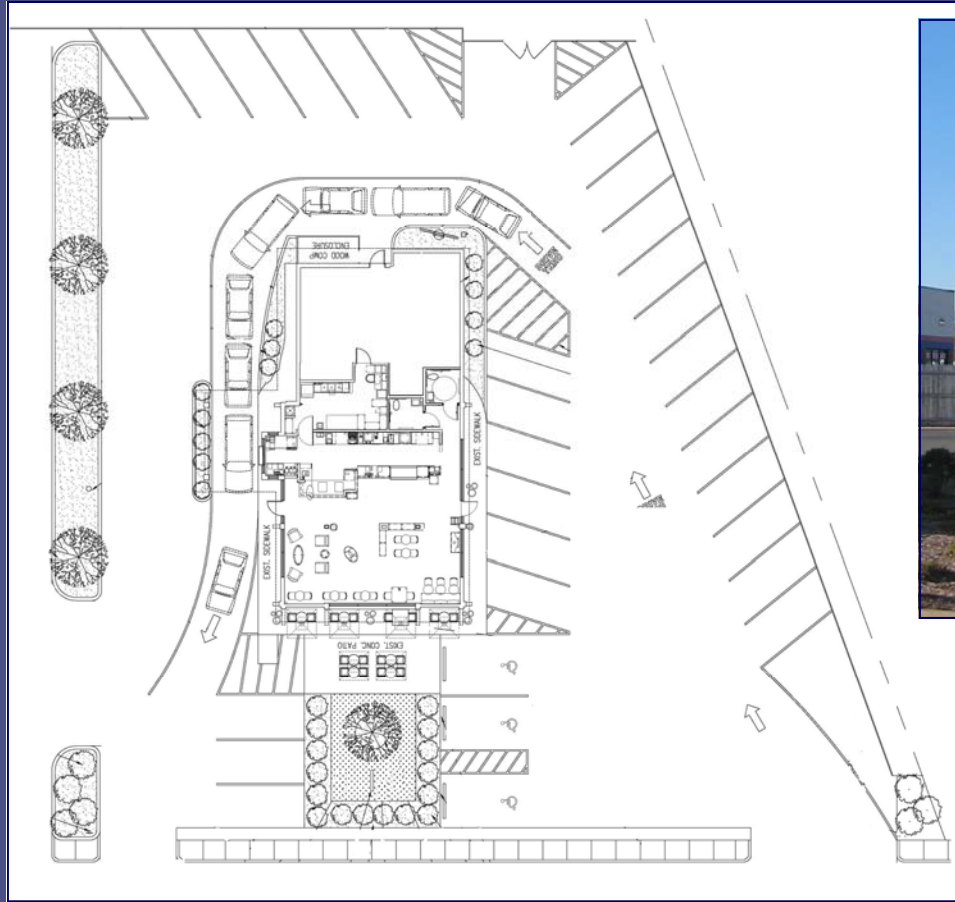
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# 1759 POST ROAD (Former Starbucks Coffee Co.) Route 1- Warwick, RI



**RETAIL SPACE AVAILABLE  
2,600 ± SF with Drive Thru**

**FORMER STARBUCKS COFFEE CO.**

- Located less than a 1/4 Mile from T.F. Green Airport on Post Road (US Route 1) with 31,700 cars day travelling by the site
- Local retailers include: Staples, Legal Seafood, Burger King, Chelo's Restaurant, Dave's Market, Ozzie's Burgers, Honey Dew Donuts, Walt's Roast Beef

### PROJECT INFORMATION:

SPACE AVAILABLE: 2,600 SF  
 AVAILABILITY: SUMMER 2009  
 TRAFFIC COUNTS: 31,700 ADT Post Road  
 32,900 ADT Airport Road  
 PARKING: 31 Spaces

### DEMOGRAPHIC INFORMATION:

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population	4,551	34,016	89,605
Daytime Population	12,332	36,401	57,264
Med. HH Income	\$42,376	\$49,768	\$51,224
Some College +	45.7%	48.1%	52.0%

