



FOR LEASE OR GROUND LEASE

6,432 SF FREE-STANDING AUTOMOTIVE BUILDING OR 24,000 SF GROUND LEASE AVAILABLE

**1402 ATWOOD AVE, JOHNSTON, RI
CURRENTLY AUTOMOTIVE SALES/SERVICE**

High-Traffic, High-Volume Location

Available: 6,432 SF Free-Standing Building on 24,000 SF Site

At the intersection of Carding Lane & Atwood Ave at Rte. 6

FEATURES:

- 7 Drive-in Service Bays with 4 Lifts
- Open Floor Plan Office Space
- Excellent Signage
- Traffic: Atwood Ave.: 24,400 ADT





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Demographics:

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
POPULATION	6,598	72,062	230,411
MEDIAN INCOME	\$50,818	\$53,765	\$54,881



AMERICAN COMMERCIAL REAL ESTATE
50 LEDGEVIEW WAY #2415, WRENTHAM, MASSACHUSETTS 02093

TEL: (508) 735-6378 | FAX: (508) 861-0537 | E-MAIL: dusty@acrec.com | www.acrec.com

Information presented herein is from sources deemed reliable. However, no warranty can be made as to the accuracy of this information, which is presented subject to prior sale, rental, or withdrawal from the market without notice.



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