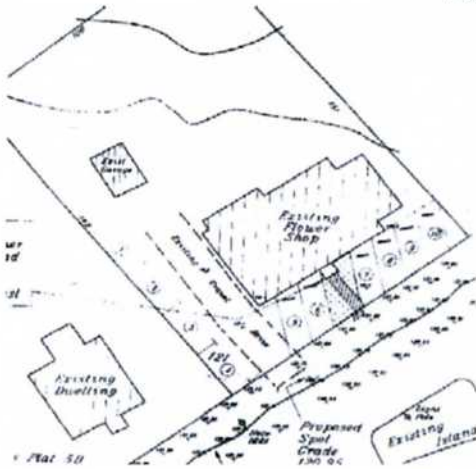


5 Kingstown Road, Richmond RI

**Visibility & Immediate Access from Exit 3  
At the intersection of Interstate 95 and Route 138**

As an Exclusive Agent, we are pleased to offer the strongest retail  
Location in Richmond, RI - For Lease or Sale  
For Personal Showing, please contact Sandy Bilsky  
789.0388 or [Sandy@RIEquities.com](mailto:Sandy@RIEquities.com)



- Heavy Vehicle Traffic & Extensive Parking
- Zoned for Retail and Industrial uses - excluding drive-through windows
- Land Size is 27,832 sq. ft. - Known as Lot 31, Plat 5B
- Excellent Retail Interior - 2,520 sq. ft. Ground Floor / 937 sq. ft. Second Floor Mezzanine - total 3,457 sq. ft.
- Updated 200 AMP Electrical Service & Oil Heat
- \$5,286 Real Estate Taxes
- Long Term Lease Available
- Asking Rent for 27,832 sq. ft is \$2.00 sq. ft. Triple NET
- Asking Sales Price \$800,000.00