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~ New Office/Retail Investment Opportunity ~

CARDI OFFICE/RETAIL PORTFOLIO

2220-2224 Plainfield Pike Cranston, RI

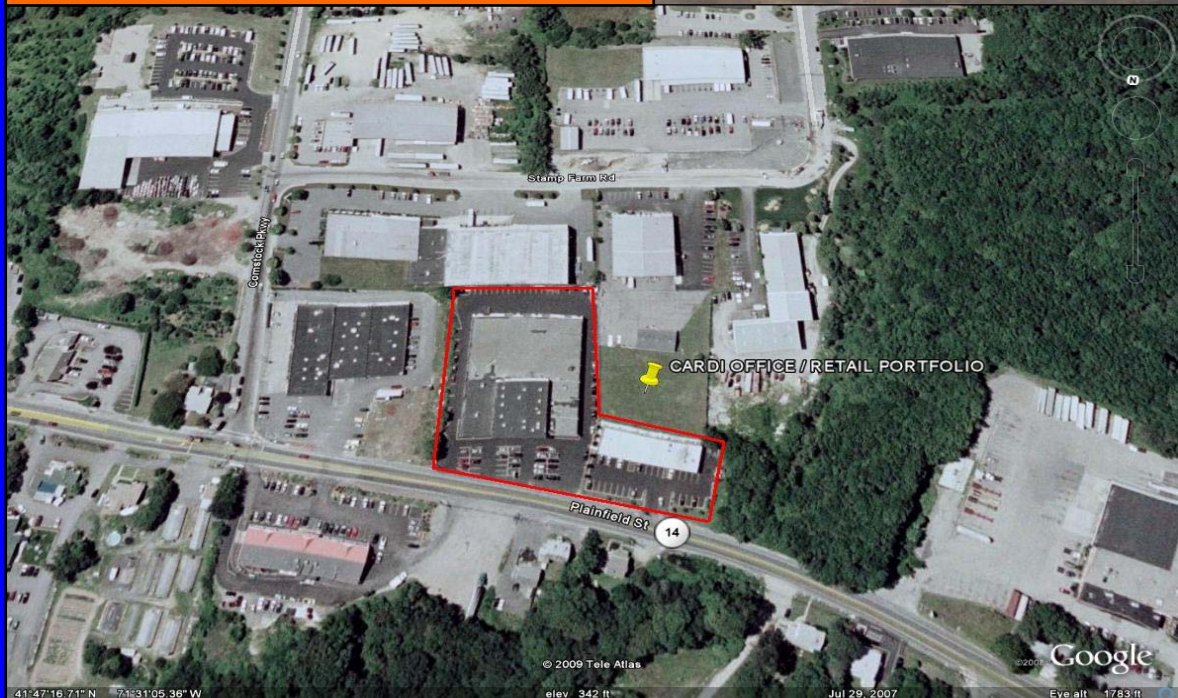
\$4,300,000 / \$79 PSF



Investment Highlights

- Size: 54,000 SF
- Acreage: 2.63
- Use: Office/Retail
- NOI: \$363,828
- Tenants: 24
- Occupancy: 98%
- Each tenant has 3% annual rent increases
- Located on Plainfield Pike (Route 14) just off Interstate 295
- Major tenants include Sony, Hess Inc, D3 Technologies, Primerica, Leading Edge Logistics & Subway
- Ample parking
- Excellent Mixed-Use Portfolio Comprised of National, Regional & Local Tenants

2008	1 Mile	3 Mile	5 Mile
Total Population	2,295	35,214	183,043
Average HH Income	\$82,316	\$73,815	\$61,940
Households	880	14,586	71,003



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