

Assessor's Plat 86, Lot 105

55 BEACH STREET

Keller Williams Realty

Two units are currently available for lease within Merchant's Square, a development constructed in 1977 and connected to the municipal sewer system. One of the two units is equipped for medical office use.

Merchant's Square includes several restaurants as well as retail spaces and professional offices. Its location on Route 1A, the designated scenic route connecting Connecticut to Westerly's beachfront, ensures high traffic volumes and high visibility. Recent improvements have included the resurfacing of the parking lot.



PROPERTY ASSETS

Available Space	2,880 square feet
Parking Capacity	88 vehicle spaces
Daily Traffic Count	7,600 vehicles (Route 1A)
Zoning District	GC

BASIC DEMOGRAPHICS

Population (local Census Tract)	4,016 people
Median Household Income (local Census Tract)	\$64,404
Median Family Income (local Census Tract)	\$77,518

