

● AVAILABLE



**LINCOLN COMMONS**  
LINCOLN, RI

**ACADIA** Realty. Trust.

**Lincoln Commons** is a dominant daily needs shopping destination in the affluent Lincoln, RI suburb. The Center benefits from its accessibility to the heavily trafficked intersection of I-295 & Route 146 (42,800 VPD) and position on Route 116 (20,000 VPD). Tenants such as Target, Stop & Shop, Burlington, HomeGoods, Marshalls and Five Below draw shoppers throughout Lincoln and beyond.

**ADDRESS**

622 George Washington Highway  
Lincoln, RI 02865

**ANCHORS**

Stop & Shop, Marshalls,  
HomeGoods, Burlington,  
Target (Not Owned)

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Realty. Trust.

**ACADIA**

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# HIGHLIGHTS

Busiest Community Shopping Center in Rhode Island — **6.3m** annual visitors



Target — **1.4m** annual visitors



— **800k** annual visitors

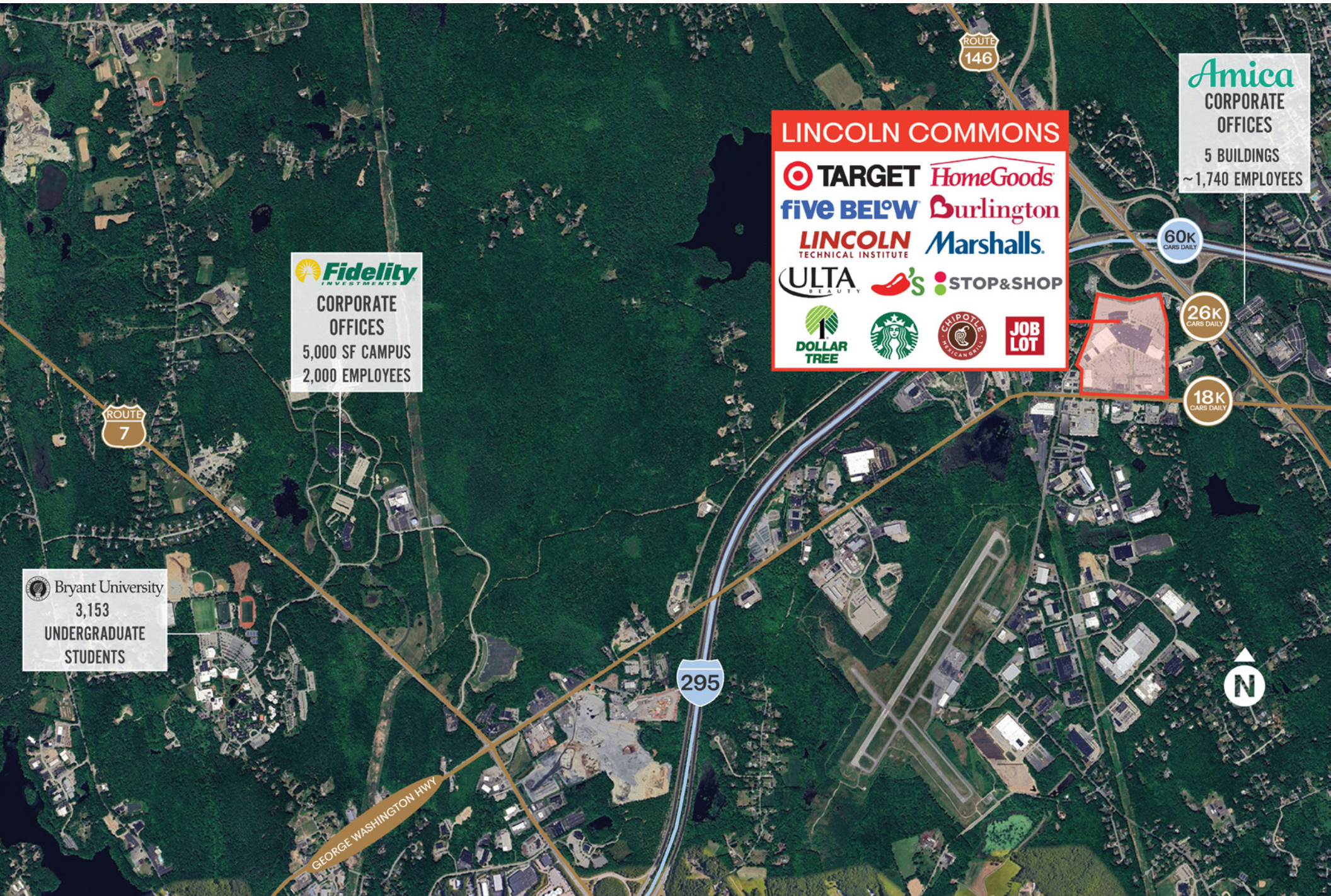


— **660k** annual visitors



Starbucks — **370k** annual visitors

# MARKET AERIAL



## LINCOLN COMMONS



**Fidelity**  
INVESTMENTS  
CORPORATE  
OFFICES  
5,000 SF CAMPUS  
2,000 EMPLOYEES

**Amica**  
CORPORATE  
OFFICES  
5 BUILDINGS  
~1,740 EMPLOYEES

**Bryant University**  
3,153  
UNDERGRADUATE  
STUDENTS

ROUTE  
7

ROUTE  
146

295

GEORGE WASHINGTON HWY

60K  
CARS DAILY

26K  
CARS DAILY

18K  
CARS DAILY



# SITE PLAN

## TENANT ROSTER

|                                         |                  |
|-----------------------------------------|------------------|
| 1. XGolf.....                           | 5,003 SF         |
| 2-4. Blue Cross Blue Shield.....        | 5,583 SF         |
| 5-7. Burlington.....                    | 25,000 SF        |
| 8. Famous Footwear.....                 | 8,675 SF         |
| 9. Target (Not Owned).....              | 122,349 SF       |
| <b>10. Available.....</b>               | <b>60,000 SF</b> |
| <b>11. Available.....</b>               | <b>27,000 SF</b> |
| <b>17. Available.....</b>               | <b>1,633 SF</b>  |
| 18. Eye Associates.....                 | 3,147 SF         |
| <b>20. Available.....</b>               | <b>3,165 SF</b>  |
| 21&22. Lincoln Tech.....                | 3,175 SF         |
| 23. Majestic Nails.....                 | 1,089 SF         |
| 27. Santander.....                      | 3,717 SF         |
| 29. Lincoln Tech.....                   | 39,191 SF        |
| 29A. Lincoln Tech.....                  | 11,690 SF        |
| 30. Ulta Beauty.....                    | 11,500 SF        |
| 31. HomeGoods.....                      | 25,000 SF        |
| 32. Five Below.....                     | 9,433 SF         |
| 34. Planet Fitness.....                 | 20,774 SF        |
| <b>35. Available (Mgmt Office).....</b> | <b>1,000 SF</b>  |
| 36. Marshalls.....                      | 39,239 SF        |
| 37. Stop & Shop.....                    | 56,040 SF        |
| 38. Stop & Shop Gas.....                | 1,500 SF         |
| 39. McDonald's.....                     | 2,904 SF         |
| 41. AT&T.....                           | 3,060 SF         |
| 42. Poke Bros.....                      | 1,400 SF         |
| 43. Stretch Lab.....                    | 1,500 SF         |
| 44. Starbucks.....                      | 1,600 SF         |
| 45. Chili's.....                        | 5,697 SF         |
| 46. Ocean State Job Lot.....            | 25,780 SF        |
| 47. Dollar Tree.....                    | 7,798 SF         |
| 48. Asia Grille.....                    | 9,089 SF         |
| 58. Five Guys.....                      | 2,940 SF         |
| <b>59. Available.....</b>               | <b>8,435 SF</b>  |
| 60. Lincoln Tech.....                   | 12,826 SF        |
| 61. Travel Odyssey.....                 | 1,383 SF         |
| 66. Fresenius Kidney Care.....          | 8,000 SF         |
| 67. Chipotle.....                       | 2,300 SF         |
| 68. Jersey Mike's.....                  | 1,475 SF         |
| 69. Playa Bowls.....                    | 1,500 SF         |
| 70. IHOP.....                           | 4,500 SF         |



KEY  
 [White Box] LEASED [Red Box] AVAILABLE  
 [North Arrow]



# DEMOGRAPHICS



| DEMOGRAPHICS                                                                                      | 1 MI.     | 3 MI.     | 5 MI.     |
|---------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  POPULATION  | 1,766     | 24,438    | 105,965   |
|  HOUSEHOLDS  | 818       | 10,192    | 43,002    |
|  AVERAGE HHI | \$145,438 | \$150,884 | \$126,433 |