



*The Long Wharf Shops*

15 & 43 LONG WHARF  
NEWPORT, RHODE ISLAND

405 COCHITUATE ROAD | SUITE 301 | FRAMINGHAM, MA 01701 | PH: 508.405.1918 | FX: 508.405.1931 | WWW.SRARETAIL.COM

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UPDATED: JANUARY 2026



**NEWPORT TOWN CENTER**

- OLD NAVY
- TJ-MAXX
- StapleShop
- Walmart
- HomeGoods
- MATTRESS FIRM
- DOLLAR TREE
- Famous Footwear
- verizon
- Ninety Nine
- ANYTIME FITNESS

**SHOPS AT LONG WHARF**

- ATHLETA
- francesca's
- SEPHORA
- yagi
- WHITE BLACK
- PS A BANK
- lululemon
- athletica

**RESORT & SHOPS**

- Marriott
- WYNDHAM HOTELS AND RESORTS
- vineyard vines
- THE POINT AT AMERICA'S CUP
- STONEACRE
- BOWEN'S WHARF
- NEWPORT FERRY, HARBOR SHUTTLE / CRUISE
- MICHAEL HAYES
- SEA BARS
- fluke

**THE MOORING**

- PERRY MILL WHARF SHOPS
- BEN & JERRY'S
- LOWER THAMES STREET SHOPS
- patagonia
- THE RED PARROT

**THE FACTS**

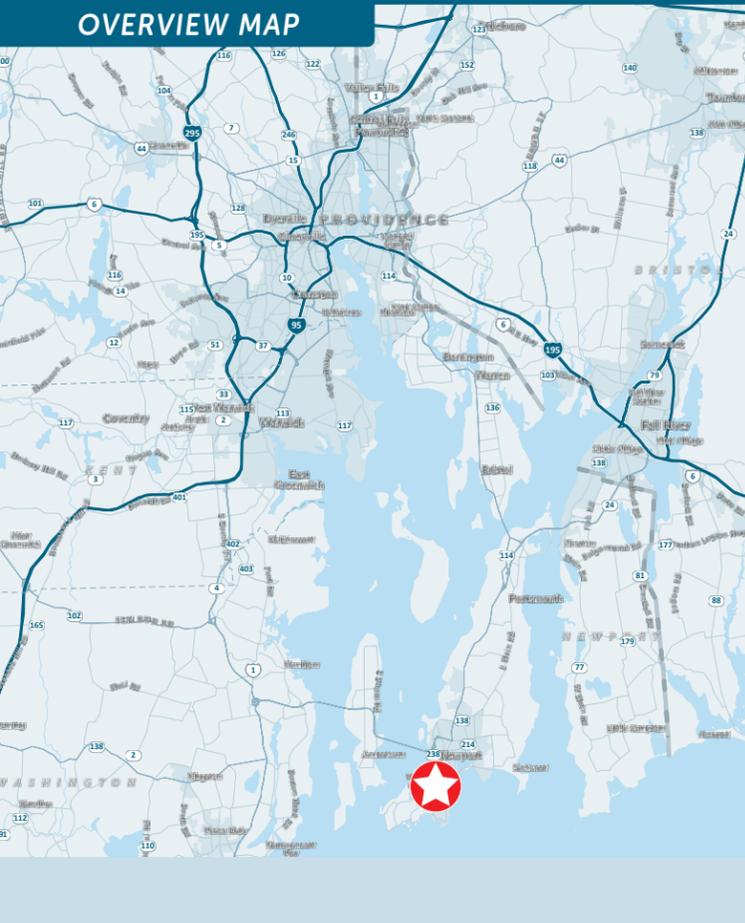
<b>POPULATION</b>	
40,101	3.00 MI
51,764	5.00 MI
66,383	7.00 MI
<b>HOUSEHOLDS</b>	
17,382	3.00 MI
22,255	5.00 MI
28,343	7.00 MI
<b>AVERAGE HH INCOME</b>	
\$132,145	3.00 MI
\$141,733	5.00 MI
\$148,888	7.00 MI
<b>MEDIAN HH INCOME</b>	
\$91,339	3.00 MI
\$96,863	5.00 MI
\$102,045	7.00 MI
<b>HIGHER EDUCATION</b>	
53.31%	3.00 MI
56.90%	5.00 MI
58.74%	7.00 MI
<b>DAYTIME EMPLOYMENT</b>	
36,643	3.00 MI
40,844	5.00 MI
45,870	7.00 MI

SOURCE: ESRI BUSINESS ANALYST ESTIMATES FOR YEAR: 2024

# 15 LONG WHARF

NEWPORT, RHODE ISLAND

## OVERVIEW MAP



## FACT SHEET

### THE OPPORTUNITY

Excellent location in **DOWNTOWN NEWPORT RI** between **Thames Street** and **America's Cup Boulevard**. This site offers new facade renovations and **on site parking**, with storefront access to the space from both Long Wharf and the parking lot. Americas Cup sees an average of **20,000 cars per day**.

#### AVAILABLE SQUARE FOOTAGE



**1,230**  
SQUARE FEET

**TBD**  
FRONTAGE



**UPON REQUEST**

RENT PSF

#### DELIVERY INFORMATION



**UPON LEASE EXECUTION**

**CAM: \$6.75**  
**TAX: \$4.25**

DELIVERY DATE

EXTRAS

### LEASE PLAN



### AREA TENANTS



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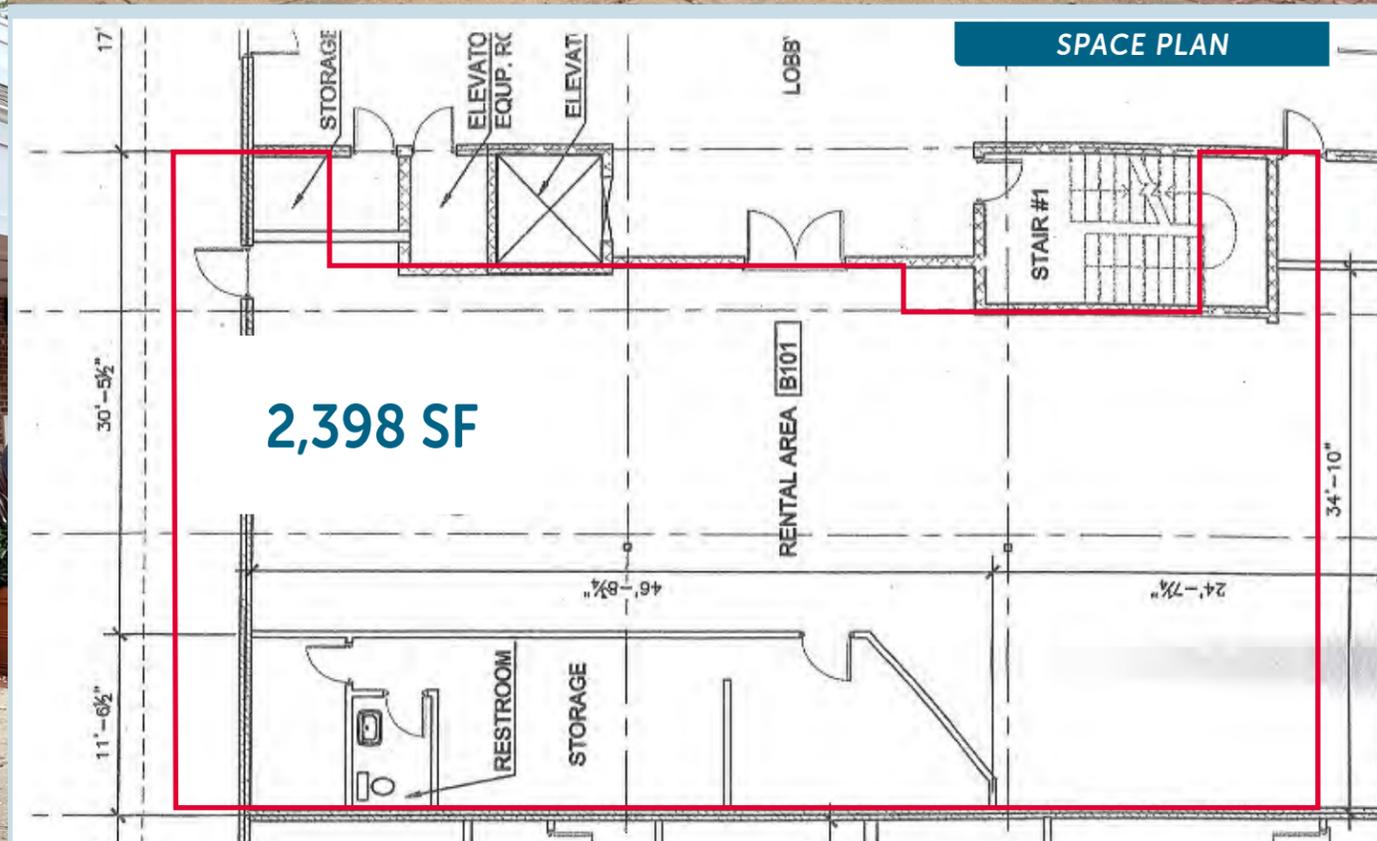
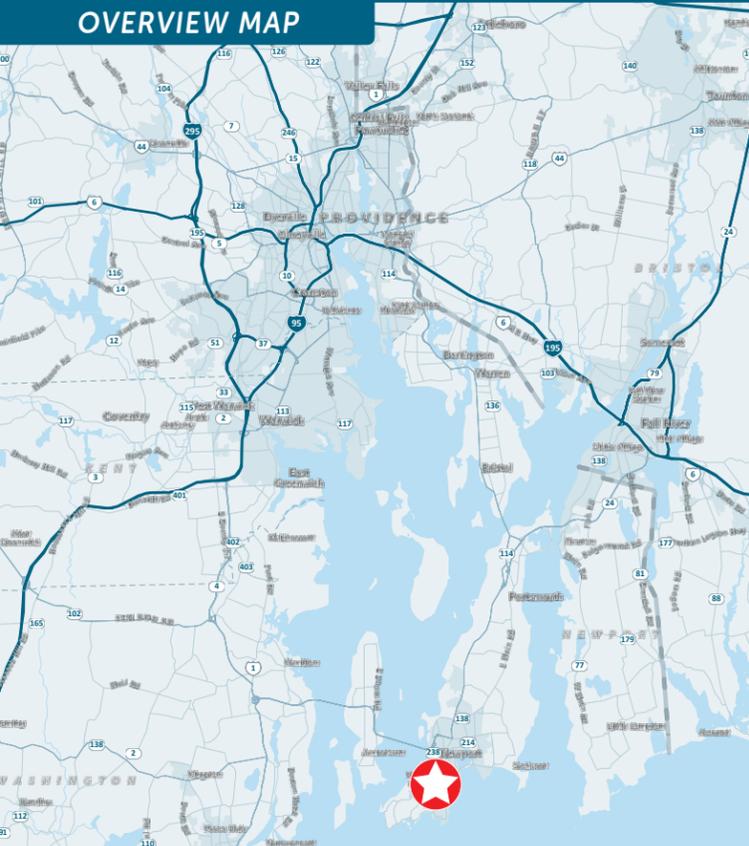
UPDATED: JANUARY 2026

43 LONG WHARF: NEWPORT, RI

# 43 LONG WHARF

NEWPORT, RHODE ISLAND

## OVERVIEW MAP



## FACT SHEET

### THE OPPORTUNITY

Excellent location in **DOWNTOWN NEWPORT RI** between **Thames Street** and **America's Cup Boulevard**. This site offers new facade renovations and **on site parking**, with storefront access to the space from both Long Wharf and the parking lot. Americas Cup sees an average of **20,000 cars per day**.

#### AVAILABLE SQUARE FOOTAGE

**2,398** SQUARE FEET      **34'-10"** FRONTAGE

**UPON REQUEST** RENT PSF

#### DELIVERY INFORMATION

**UPON LEASE EXECUTION**      **CAM: \$6.75**  
**DELIVERY DATE**      **TAX: \$4.25**  
 EXTRAS

### AREA TENANTS



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43 LONG WHARF: NEWPORT, RI

# LONG WHARF SHOPS

NEWPORT, RHODE ISLAND

LEASE PLAN

LONG WHARF SHOPS: NEWPORT, RI



NEWPORT VISITOR'S CENTER

CARDINES FIELD

WEST MARLBOROUGH STREET

HISTORIC NEWPORT FIREHOUSE

EXISTING PARKING

THAMES STREET

MOTHER 3,985 SF

lululemon athletica 3,017 SF

AVAILABLE 2,398 SF

VISITOR INFORMATION 680 SF

JOS A. BANK 3,660 SF

GENERAL STORE 1,170 SF

WHITE | BLACK 1,230 SF

Carte Blanche Boutique 2,696 SF

SEPHORA 3,800 SF

WASHINGTON SQUARE

EISENHOWER PARK

LONG WHARF

PEROTTI PARK

MUSEUM OF NEWPORT HISTORY

ATHLETA 3,402 SF

yagi 2,853 SF

RUN 1503 SF

DRIFTWOOD SURF MARKET 1,730 SF

GAP 8,270 SF

HELLY HANSEN

FAHERTY

BOBBLES & LACE

Brandy Melville

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**CONTACT US**



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