Warwick Center

1350 Bald Hill Road, Warwick, RI 02886





Well Situated Power Center In Dominant Retail Corridor

Warwick Center is located in the largest retail hub in Rhode Island. The center is centrally located at the intersection of I-95 and I-295.

2,500-11,377 SF Available (subdividable)

BARNES&NOBLE DSW





PartyCity ^a paper store

Walpole Outdoors...





TO SCHEDULE A TOUR OR FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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capitalgroupproperties.com

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|---------------------------------------|-------------------|----------------|-------------------------------------|-----------------------|---------------------|--|--------------|
| Demographics (2021) | | | | | | | 3 |
| | 3 miles | 5 miles | 7 miles | ALL ALL | | | |
| Population | 67,229 | 143,424 | 250,098 | In Contraction | jcpenney | ★ macyś | - |
| Households | 29,270 | 59,187 | 102,414 | 1 | | Contraction of the second | 95 |
| Average Household Income | \$81,379 | \$92,946 | \$91,374 | 295 | | and the second s | |
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SITE PLAN





Tenant 1

R-5 Suite 1 Size: 5,000-11,377 SF (Subdividable)

Tenant 2



2021 DEMOGRAPHICS

| | 3 Miles | 5 Miles | 7 Miles | |
|---------------------------------|----------|----------|----------|--|
| 2. Population | 67,008 | 143,195 | 249,720 | |
| Population Growth 2019-2024 | 0.10% | 0.14% | 0.14% | |
| Daytime Population | 71,725 | 149,605 | 236,523 | |
| No. of Households | 29,125 | 58,962 | 102,100 | |
| \$ Avg. Household Income | \$82,589 | \$94,065 | \$91,506 | |
| S Median Age | 43.4 | 44.7 | 44.5 | |
| Bachelor's Degree or Higher | 30.4% | 33.1% | 33.0% | |
| | | | | |

PROPERTY HIGHLIGHTS

- Located on Bald Hill Road with signalized access and large pylon sign
- Close proximity to the Rhode Island Mall and Warwick Mall
- Area Retailers include:Target, Market Basket, Home Depot, HomeGoods, TJ Maxx
- Average of 162,000 Visits per month (PlacerAi)
- Located within two miles of Interstate 95 and 295

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Source: Esri