

Demographic Summary Report

275 Tollgate Road

275 Tollgate Rd, Warwick, RI 02886

Building Type: **Land** Total Available: **392,040 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	7,889		59,651		150,747	
2019 Estimate	7,778		59,976		150,653	
2010 Census	7,235		62,050		151,740	
Growth 2019 - 2024	1.43%		-0.54%		0.06%	
Growth 2010 - 2019	7.51%		-3.34%		-0.72%	
2019 Population by Hispanic Origin						
2019 Population	7,778		59,976		150,653	
White	7,001	90.01%	54,301	90.54%	137,055	90.97%
Black	236	3.03%	2,148	3.58%	5,100	3.39%
Am. Indian & Alaskan	23	0.30%	272	0.45%	668	0.44%
Asian	340	4.37%	2,009	3.35%	4,706	3.12%
Hawaiian & Pacific Island	3	0.04%	64	0.11%	119	0.08%
Other	175	2.25%	1,182	1.97%	3,005	1.99%
U.S. Armed Forces	11		44		131	
Households						
2024 Projection	3,822		25,855		62,157	
2019 Estimate	3,768		25,979		62,117	
2010 Census	3,499		26,717		62,411	
Growth 2019 - 2024	1.43%		-0.48%		0.06%	
Growth 2010 - 2019	7.69%		-2.76%		-0.47%	
Owner Occupied	1,770	46.97%	15,671	60.32%	42,268	68.05%
Renter Occupied	1,998	53.03%	10,308	39.68%	19,850	31.96%
2019 Households by HH Income						
Income: <\$25,000	963	25.56%	5,649	21.74%	11,686	18.81%
Income: \$25,000 - \$50,000	691	18.34%	5,322	20.48%	12,746	20.52%
Income: \$50,000 - \$75,000	523	13.88%	3,845	14.80%	9,872	15.89%
Income: \$75,000 - \$100,000	404	10.72%	3,384	13.02%	8,714	14.03%
Income: \$100,000 - \$125,000	640	16.99%	3,476	13.38%	7,842	12.62%
Income: \$125,000 - \$150,000	198	5.25%	1,601	6.16%	4,082	6.57%
Income: \$150,000 - \$200,000	221	5.87%	1,648	6.34%	4,123	6.64%
Income: \$200,000+	128	3.40%	1,056	4.06%	3,051	4.91%
2019 Avg Household Income						
	\$76,079		\$78,452		\$82,624	
2019 Med Household Income						
	\$62,371		\$62,900		\$66,659	



Demographic Detail Report

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Population			
2024 Projection	7,889	59,651	150,747
2019 Estimate	7,778	59,976	150,653
2010 Census	7,235	62,050	151,740
Growth 2019 - 2024	1.43%	-0.54%	0.06%
Growth 2010 - 2019	7.51%	-3.34%	-0.72%

2019 Population by Age	7,778		59,976		150,653	
Age 0 - 4	390	5.01%	3,012	5.02%	7,422	4.93%
Age 5 - 9	366	4.71%	2,967	4.95%	7,464	4.95%
Age 10 - 14	356	4.58%	2,987	4.98%	7,944	5.27%
Age 15 - 19	327	4.20%	2,829	4.72%	8,009	5.32%
Age 20 - 24	362	4.65%	2,988	4.98%	8,235	5.47%
Age 25 - 29	554	7.12%	4,121	6.87%	10,225	6.79%
Age 30 - 34	598	7.69%	4,365	7.28%	10,104	6.71%
Age 35 - 39	572	7.35%	4,281	7.14%	9,868	6.55%
Age 40 - 44	468	6.02%	3,694	6.16%	8,949	5.94%
Age 45 - 49	502	6.45%	4,079	6.80%	10,377	6.89%
Age 50 - 54	535	6.88%	4,423	7.37%	11,553	7.67%
Age 55 - 59	563	7.24%	4,590	7.65%	12,039	7.99%
Age 60 - 64	531	6.83%	4,208	7.02%	10,881	7.22%
Age 65 - 69	464	5.97%	3,518	5.87%	8,774	5.82%
Age 70 - 74	390	5.01%	2,774	4.63%	6,696	4.44%
Age 75 - 79	278	3.57%	1,858	3.10%	4,400	2.92%
Age 80 - 84	223	2.87%	1,438	2.40%	3,342	2.22%
Age 85+	300	3.86%	1,844	3.07%	4,372	2.90%
Age 65+	1,655	21.28%	11,432	19.06%	27,584	18.31%
Median Age	43.90		43.30		43.40	
Average Age	43.40		42.40		42.10	



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Radius	1 Mile	3 Mile	5 Mile
2019 Population By Race	7,778	59,976	150,653
White	7,001 90.01%	54,301 90.54%	137,055 90.97%
Black	236 3.03%	2,148 3.58%	5,100 3.39%
Am. Indian & Alaskan	23 0.30%	272 0.45%	668 0.44%
Asian	340 4.37%	2,009 3.35%	4,706 3.12%
Hawaiian & Pacific Island	3 0.04%	64 0.11%	119 0.08%
Other	175 2.25%	1,182 1.97%	3,005 1.99%
Population by Hispanic Origin	7,778	59,976	150,653
Non-Hispanic Origin	7,404 95.19%	56,011 93.39%	141,338 93.82%
Hispanic Origin	374 4.81%	3,965 6.61%	9,315 6.18%
2019 Median Age, Male	41.10	41.20	41.20
2019 Average Age, Male	41.40	40.80	40.60
2019 Median Age, Female	46.70	45.60	45.60
2019 Average Age, Female	45.30	44.00	43.60
2019 Population by Occupation Classification	6,599	50,447	126,228
Civilian Employed	4,062 61.55%	31,135 61.72%	80,091 63.45%
Civilian Unemployed	164 2.49%	1,279 2.54%	3,226 2.56%
Civilian Non-Labor Force	2,363 35.81%	17,989 35.66%	42,777 33.89%
Armed Forces	10 0.15%	44 0.09%	134 0.11%
Households by Marital Status			
Married	1,345	10,745	28,474
Married No Children	860	6,919	17,617
Married w/Children	485	3,825	10,857
2019 Population by Education	6,404	48,121	118,941
Some High School, No Diploma	583 9.10%	5,390 11.20%	12,128 10.20%
High School Grad (Incl Equivalency)	1,304 20.36%	12,443 25.86%	31,643 26.60%
Some College, No Degree	2,075 32.40%	14,089 29.28%	34,038 28.62%
Associate Degree	426 6.65%	2,927 6.08%	7,362 6.19%
Bachelor Degree	1,294 20.21%	8,361 17.37%	21,277 17.89%
Advanced Degree	722 11.27%	4,911 10.21%	12,493 10.50%



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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	7,492		58,501		150,288	
Real Estate & Finance	333	4.44%	2,790	4.77%	7,008	4.66%
Professional & Management	2,085	27.83%	14,942	25.54%	37,015	24.63%
Public Administration	273	3.64%	1,600	2.73%	4,368	2.91%
Education & Health	901	12.03%	7,199	12.31%	19,952	13.28%
Services	721	9.62%	5,711	9.76%	14,626	9.73%
Information	65	0.87%	781	1.34%	1,653	1.10%
Sales	937	12.51%	8,252	14.11%	21,401	14.24%
Transportation	48	0.64%	581	0.99%	1,253	0.83%
Retail	430	5.74%	4,061	6.94%	10,292	6.85%
Wholesale	141	1.88%	746	1.28%	1,979	1.32%
Manufacturing	488	6.51%	3,540	6.05%	8,970	5.97%
Production	410	5.47%	3,237	5.53%	8,240	5.48%
Construction	208	2.78%	1,975	3.38%	5,789	3.85%
Utilities	173	2.31%	1,490	2.55%	3,504	2.33%
Agriculture & Mining	0	0.00%	9	0.02%	92	0.06%
Farming, Fishing, Forestry	34	0.45%	74	0.13%	145	0.10%
Other Services	245	3.27%	1,513	2.59%	4,001	2.66%
2019 Worker Travel Time to Job	3,986		29,849		77,466	
<30 Minutes	2,837	71.17%	21,783	72.98%	55,188	71.24%
30-60 Minutes	925	23.21%	6,421	21.51%	17,541	22.64%
60+ Minutes	224	5.62%	1,645	5.51%	4,737	6.11%
2010 Households by HH Size	3,501		26,718		62,410	
1-Person Households	1,474	42.10%	9,328	34.91%	19,353	31.01%
2-Person Households	1,140	32.56%	8,888	33.27%	20,798	33.32%
3-Person Households	421	12.03%	3,965	14.84%	9,976	15.98%
4-Person Households	309	8.83%	2,880	10.78%	7,795	12.49%
5-Person Households	108	3.08%	1,131	4.23%	3,032	4.86%
6-Person Households	31	0.89%	347	1.30%	948	1.52%
7 or more Person Households	18	0.51%	179	0.67%	508	0.81%
2019 Average Household Size	2.00		2.20		2.30	
Households						
2024 Projection	3,822		25,855		62,157	
2019 Estimate	3,768		25,979		62,117	
2010 Census	3,499		26,717		62,411	
Growth 2019 - 2024	1.43%		-0.48%		0.06%	
Growth 2010 - 2019	7.69%		-2.76%		-0.47%	



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2019 Households by HH Income	3,768	25,981	62,116
<\$25,000	963 25.56%	5,649 21.74%	11,686 18.81%
\$25,000 - \$50,000	691 18.34%	5,322 20.48%	12,746 20.52%
\$50,000 - \$75,000	523 13.88%	3,845 14.80%	9,872 15.89%
\$75,000 - \$100,000	404 10.72%	3,384 13.02%	8,714 14.03%
\$100,000 - \$125,000	640 16.99%	3,476 13.38%	7,842 12.62%
\$125,000 - \$150,000	198 5.25%	1,601 6.16%	4,082 6.57%
\$150,000 - \$200,000	221 5.87%	1,648 6.34%	4,123 6.64%
\$200,000+	128 3.40%	1,056 4.06%	3,051 4.91%
2019 Avg Household Income	\$76,079	\$78,452	\$82,624
2019 Med Household Income	\$62,371	\$62,900	\$66,659
2019 Occupied Housing	3,768	25,979	62,118
Owner Occupied	1,770 46.97%	15,671 60.32%	42,268 68.04%
Renter Occupied	1,998 53.03%	10,308 39.68%	19,850 31.96%
2010 Housing Units	4,037	28,727	67,505
1 Unit	2,053 50.85%	16,862 58.70%	46,190 68.42%
2 - 4 Units	376 9.31%	4,074 14.18%	7,735 11.46%
5 - 19 Units	910 22.54%	3,710 12.91%	6,396 9.47%
20+ Units	698 17.29%	4,081 14.21%	7,184 10.64%
2019 Housing Value	1,770	15,671	42,267
<\$100,000	14 0.79%	602 3.84%	1,552 3.67%
\$100,000 - \$200,000	420 23.73%	6,046 38.58%	15,814 37.41%
\$200,000 - \$300,000	828 46.78%	4,955 31.62%	13,582 32.13%
\$300,000 - \$400,000	278 15.71%	2,090 13.34%	5,987 14.16%
\$400,000 - \$500,000	178 10.06%	850 5.42%	2,403 5.69%
\$500,000 - \$1,000,000	52 2.94%	1,092 6.97%	2,779 6.57%
\$1,000,000+	0 0.00%	36 0.23%	150 0.35%
2019 Median Home Value	\$254,468	\$223,965	\$227,739
2019 Housing Units by Yr Built	4,037	28,849	67,834
Built 2010+	486 12.04%	1,130 3.92%	3,355 4.95%
Built 2000 - 2010	34 0.84%	1,690 5.86%	3,071 4.53%
Built 1990 - 1999	425 10.53%	2,204 7.64%	5,180 7.64%
Built 1980 - 1989	596 14.76%	3,918 13.58%	7,446 10.98%
Built 1970 - 1979	882 21.85%	4,762 16.51%	9,518 14.03%
Built 1960 - 1969	629 15.58%	3,870 13.41%	10,001 14.74%
Built 1950 - 1959	516 12.78%	4,214 14.61%	12,165 17.93%
Built <1949	469 11.62%	7,061 24.48%	17,098 25.21%
2019 Median Year Built	1974	1967	1964

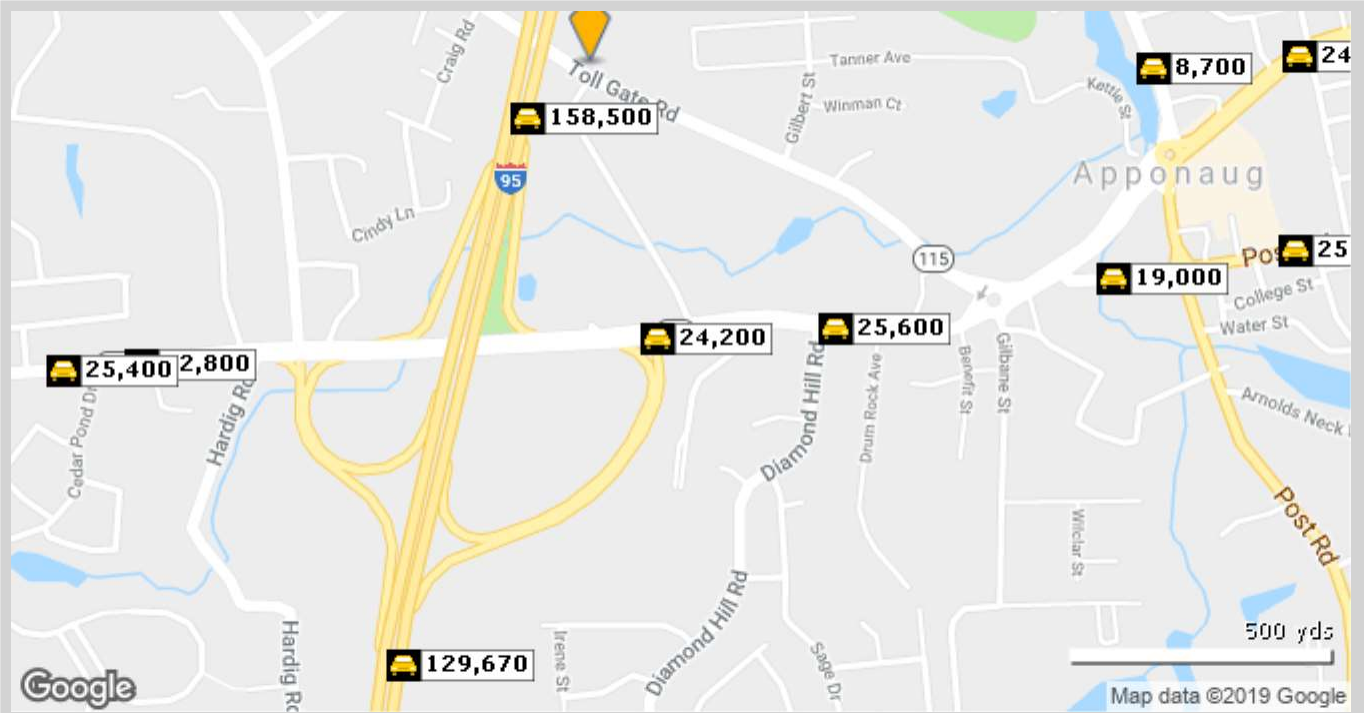


Traffic Count Report

275 Tollgate Road

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Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **392,040 SF**
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I- 95	Toll Gate Rd	0.08 N	2017	158,500	MPSI	.09
2	Centerville Rd	Orchard Ave	0.04 NE	2017	24,200	MPSI	.31
3	Centerville Rd	Diamond Hill Rd	0.02 W	2017	25,600	MPSI	.40
4	Centerville Rd	Cedar Pond Dr	0.05 W	2017	32,800	MPSI	.59
5	Greenwich Ave	Luther Ave	0.04 S	2017	8,700	MPSI	.63
6	Centerville Rd	Post Rd	0.08 E	2017	19,000	MPSI	.63
7	Centerville Rd	Cedar Pond Dr	0.03 E	2017	25,400	MPSI	.67
8	I- 95	Centerville Rd	0.35 N	2012	129,670	MPSI	.69
9	Veterans Memorial Dr	Pleasant St	0.01 NE	2017	24,500	MPSI	.79
10	Post Rd	Colonial Ave	0.02 E	2017	25,400	MPSI	.81

