

# ±0.51 Acres Aviation Land

## BLOCK ISLAND STATE AIRPORT (BID)



1 Center Road

New Shoreham, RI

RARE OPPORTUNITY TO ACQUIRE  
AVIATION LAND AT  
BLOCK ISLAND STATE AIRPORT (BID)

# OVERVIEW

## ±0.51 AC AVIATION LAND OPPORTUNITY

CUSHMAN & WAKEFIELD HAYES & SHERRY IS PLEASED TO OFFER THIS UNIQUE OPPORTUNITY TOTALING ±0.51 ACRES OF LAND FOR LEASE AT BLOCK ISLAND STATE AIRPORT (BID), STRATEGICALLY LOCATED IN NEW SHOREHAM, RI AND UNIQUELY POSITIONED TO CAPTURE EXISTING UNMET DEMAND FOR GENERAL AVIATION USERS IN NEW SHOREHAM, RI.

## THE OPPORTUNITY

Parcel	SF (Ac.)	PSF/Yr.	Term	Use
BID-2	±0.51	\$0.35	Up to 30 years	Aeronautical



## BLOCK ISLAND STATE AIRPORT (BID)

BLOCK ISLAND STATE AIRPORT, IS A PUBLIC USE, GENERAL AVIATION AIRPORT FACILITY ON BLOCK ISLAND, RI WITH SCHEDULED AIRLINE SERVICE TO WESTERLY STATE AIRPORT. IT HAS ONE RUNWAY WITH AN ASPHALT SURFACE AND COVERS AN AREA OF 136 ACRES AT AN ELEVATION OF 108 FT ABOVE SEA LEVEL. BLOCK ISLAND STATE AIRPORT PROVIDES ESSENTIAL ACCESS TO THE OFFSHORE VACATION RETREAT FOR THOUSANDS OF PASSENGERS EACH YEAR. VISITORS FROM AROUND THE COUNTRY ARE ABLE TO REACH THE ISLAND.

<b>Runway Specs</b>	<b>Runway 10/28</b>
Length	2,501'
Width	100'
Material	Asphalt
Strength	30,000 Lbs. Single Wheel
Lighting	Medium Intensity (MIRL) – excellent condition
Markings	Non-precision
Visual Aids	MALSF, VASL Windsock (10) REL, PAPI, Windsock (28)
Runway Safety Area	

# PARCEL OVERVIEW

Block Island State  
State Airport (BID)



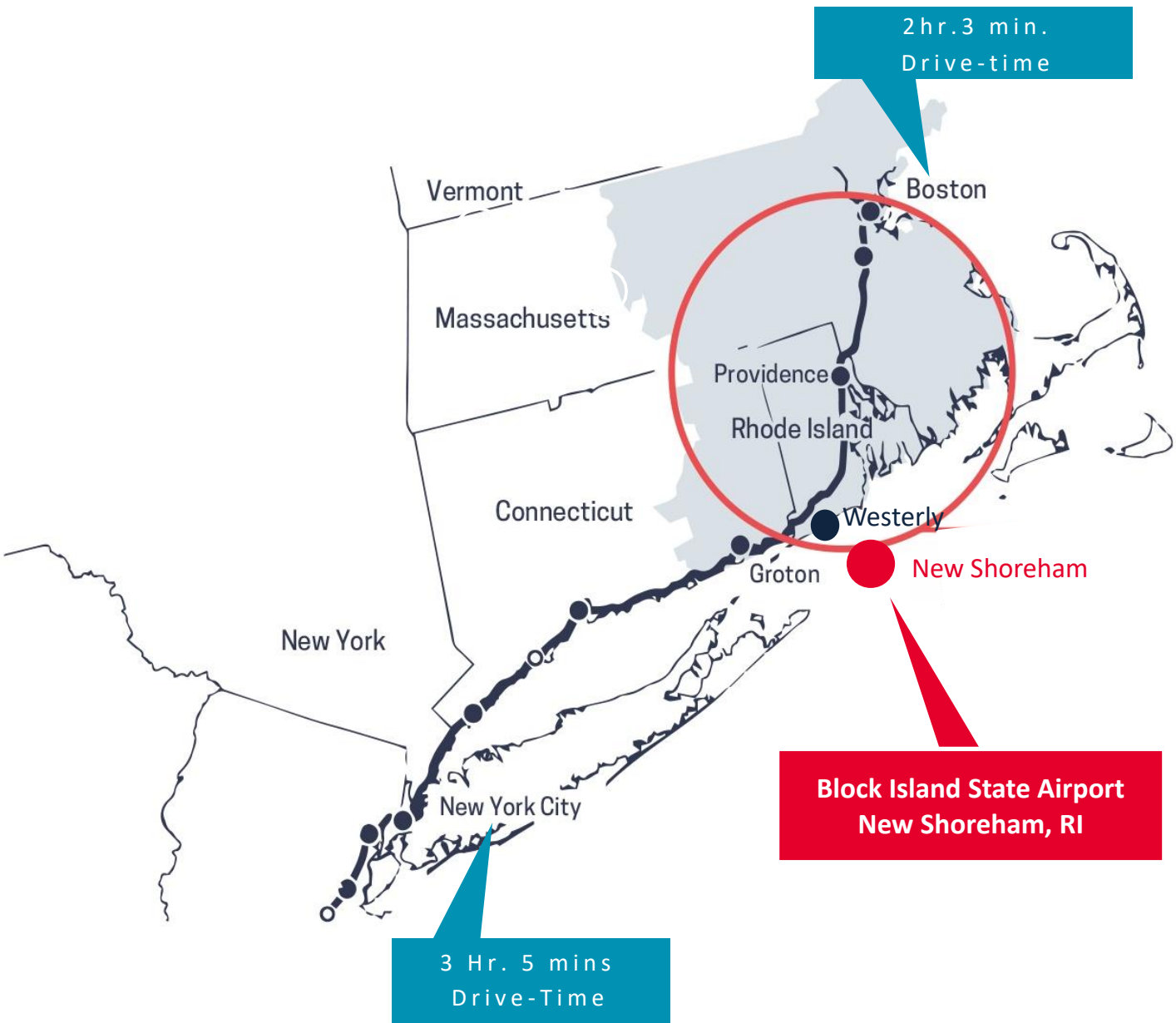
BID-2  
±0.51 ac.

Existing Runway

±0.51 ACRES AVAILABLE

Center Road

# AIRPORT LOCATION



## DRIVE-TIMES & MILEAGE

From Westerly State Airport (WST)

146

MILES  
3 HOURS,  
5 MINUTES  
TO NYC

83

MILES  
2 HOUR,  
3 MINUTES  
TO BOSTON

44

MILES  
54 MINUTES  
TO  
PROVIDENCE

# POTENTIAL USES

## CUSTOM AVIATION USES:

- FLIGHT DEPARTMENTS AND AIRCRAFT OWNERS SEEKING HANGAR SPACE
- FBOs
- AIRCRAFT SERVICES CENTERS
- AIRCRAFT INTERIORS OPERATIONS
- T-HANGARS
- CHARTER OPERATORS
- AIRCRAFT SALES CENTERS
- AVIATION TECHNOLOGY
- MEDICAL AND SPECIAL SERVICES
- CORPORATE AVIATION HANGARS
- BULK HANGARS

## NON-AVIATION USES:

- OUTDOOR STORAGE
- OFFICE SPACE
- GREEN ENERGY INITIATIVES



# DEMOGRAPHICS

**10 miles**

**1K+**

PEOPLE

**\$69K+**

AVERAGE  
HH INCOME

**576+**

DAYTIME POPULATION

**30 miles**

**243K+**

PEOPLE

**\$111K+**

AVERAGE  
HH INCOME

**118K+**

DAYTIME POPULATION

**85 miles**

**8.17M+**

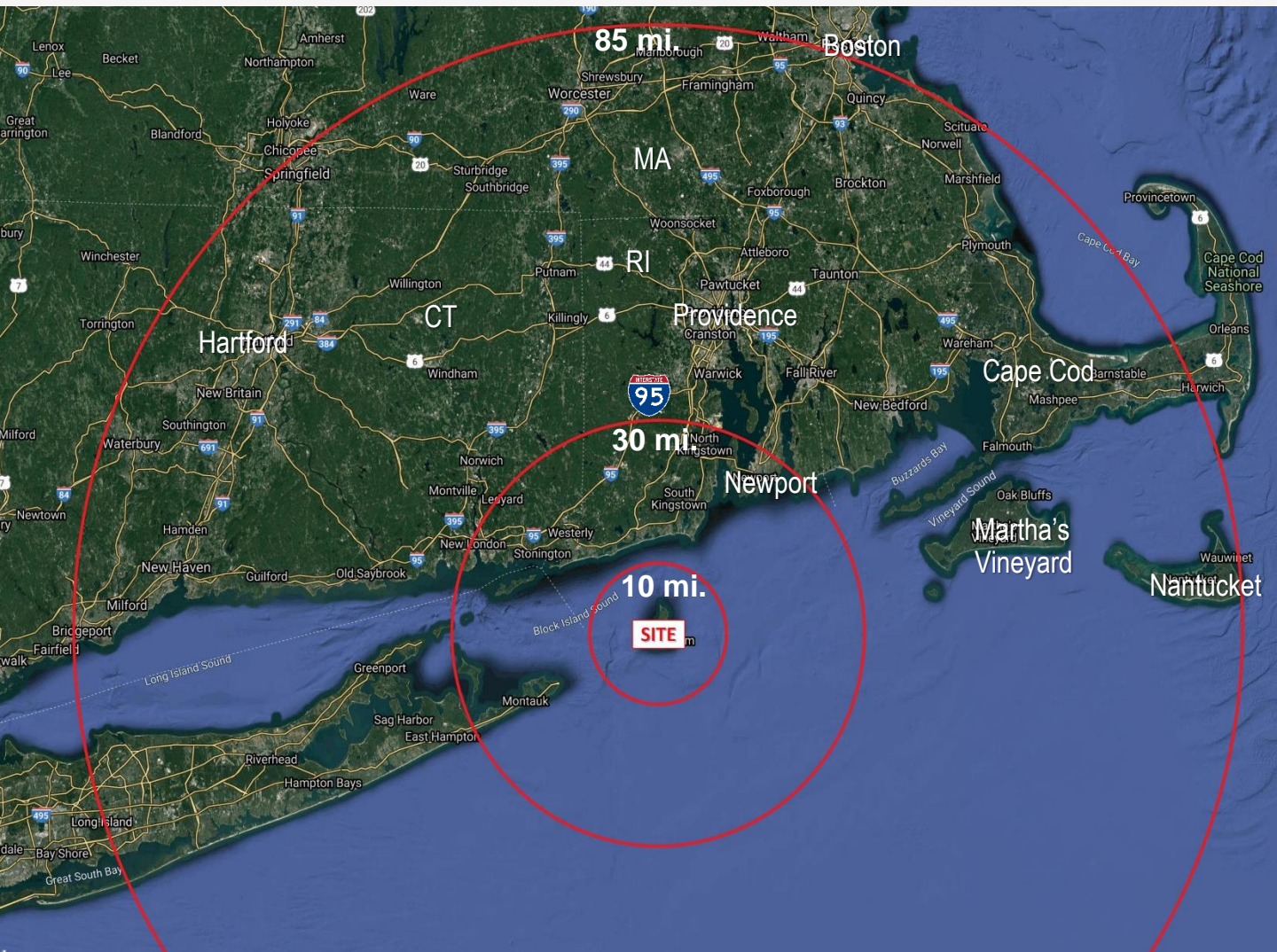
PEOPLE

**\$112K+**

AVERAGE  
HH INCOME

**3.8M+**

DAYTIME POPULATION





# Rhode Island



## OPTIMAL LOCATION

- Ideal location in Northeast
- All the benefits of major commercial centers
- Easy access to top companies
- All manner of transportation; air, land, sea
- World-class universities



## POPULATION

- 1.06 million (2020)
- Consistent population growth over the past several years
- The population of Rhode Island is on a trajectory of continued growth



## EMPLOYMENT

- A workforce of 4.7 million people within a 1-hour commute of Providence
- Over 98.9% of firms in RI are small businesses that employ 53.5% of the workforce (2017 SBA Profile)



## HIGHER EDUCATION

- University of Rhode Island
- Brown University
- RI School of Design
- Johnson & Wales University
- Bryant University
- Roger Williams University
- Rhode Island College
- Providence College
- New England Institute of Technology
- Salve Regina





# A STRONG PRESENCE OF FORTUNE 500 & FORTUNE 1000 COMPANIES LEND LONG-TERM STABILITY AND GROWTH TO RHODE ISLAND

## Fortune 500 Companies

FM GLOBAL

UNITED NATURAL FOODS

HASBRO

CITIZENS FINANCIAL GROUP

TEXTRON

AMICA MUTUAL INSURANCE

IGT

BALLY'S

CVS HEALTH

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