

DEVELOPMENT SITE FOR SALE



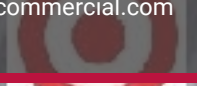
936 TOLL GATE ROAD

Warwick, RI 02886

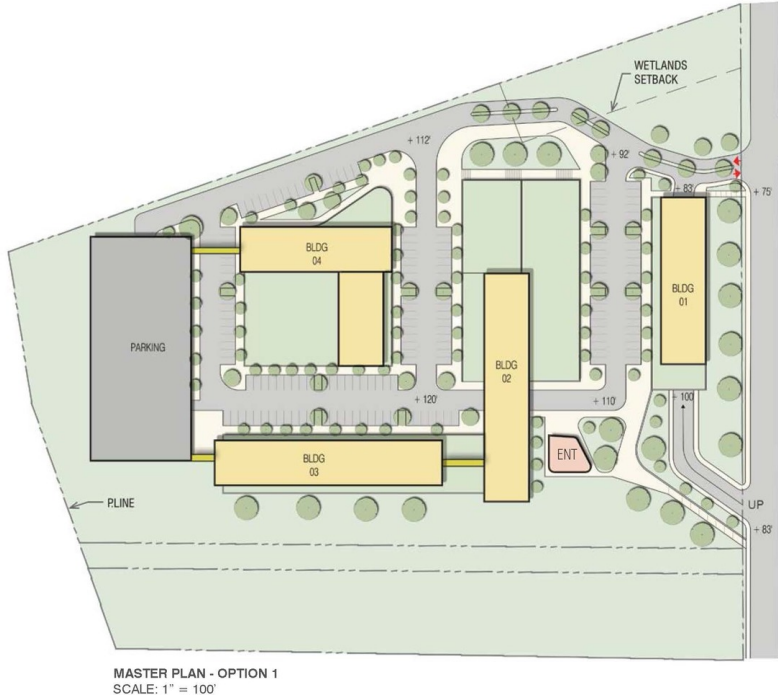
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

936 Toll Gate Road consists of a total of 11.13 acres of land situated between Toll Gate Road and the Bald Hill Place (Target) Plaza. The property is comprised of four parcels (Plat 261 / Lots 36, 37, 38 & 39).

PROPERTY HIGHLIGHTS

- 11.13 Acres
- Residential Zoning
- Well Located Near Numerous Amenities
- Convenient Highway Access to I-95 (N/S)

OFFERING SUMMARY

| | |
|-------------|----------------------------|
| Sale Price: | \$1,800,000 |
| Lot Size: | 11.13 Acres |
| Zoning: | A-7 and A-10 (Residential) |

LOCATION DESCRIPTION

936 Toll Gate Road is located just east of the intersection of Route 2 (Bald Hill Road) and Route 115 (Toll Gate Road) in Warwick, Rhode Island. The site is approximately 12 miles south of the City of Providence and 2 miles from both I-95N Exit 28A (Old Exit 11) and I-95S Exit 27 (Old Exit 10). The property is well located just off of the heart of the Route 2 retail corridor with convenient access to amenities including retail plazas, restaurants, banks, medical offices and the Warwick Mall.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,838 | 30,891 | 64,935 |
| Total Population | 5,463 | 67,273 | 144,662 |
| Average HH Income | \$70,025 | \$75,915 | \$86,697 |

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