### **DEVELOPMENT SITE FOR SALE**





# 936 TOLL GATE ROAD

Warwick, RI 02886

#### **JULIE FRESHMAN**

Vice President 401.751.3200 x3309 julie@mgcommercial.com

#### **GEORGE PASKALIS, SIOR**

Executive Vice President 401.751.3200 x3303 george@mgcommercial.com MG COMMERCIAL

TARGET

365 Eddy Street, Penthouse Suite Providence, RI 02903 401.751.3200 | mgcommercial.com

DOLLAR TREE

HomeGoods

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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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