

Warwick Center

1350 Bald Hill Road, Warwick, RI 02886



CAPITAL GROUP
PROPERTIES

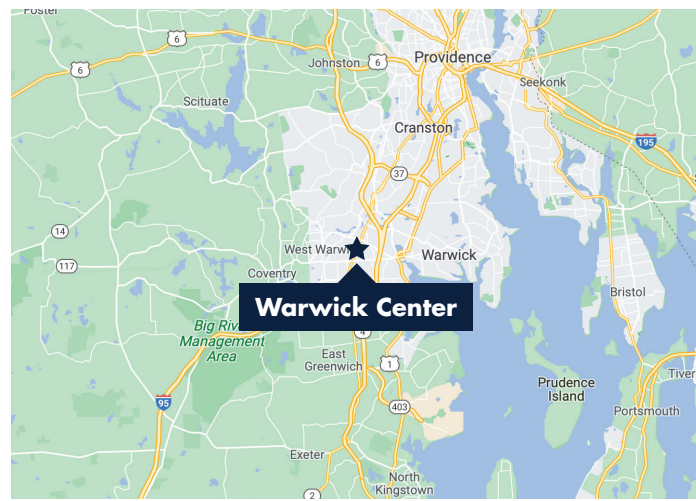


Well Situated Power Center In Dominant Retail Corridor

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.

2,002-14,301 SF Available (subdividable)

Year Built/Renovated	2004
Gross Leasable Area	159,958 SF
No. of Retailers	9
Parking Spaces	657



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

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AERIAL

Demographics (2021)

	3 miles	5 miles	7 miles
Population	67,229	143,424	250,098
Households	29,270	59,187	102,414
Average Household Income	\$81,379	\$92,946	\$91,374



Marked by Steven Langford



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SITE PLAN



SITE PLAN



R-5 Suite 1
Size: 2,002 SF



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2021 DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
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
Median Age	43.4	44.7	44.5
Bachelor's Degree or Higher	30.4%	33.1%	33.0%

Source: Esri

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

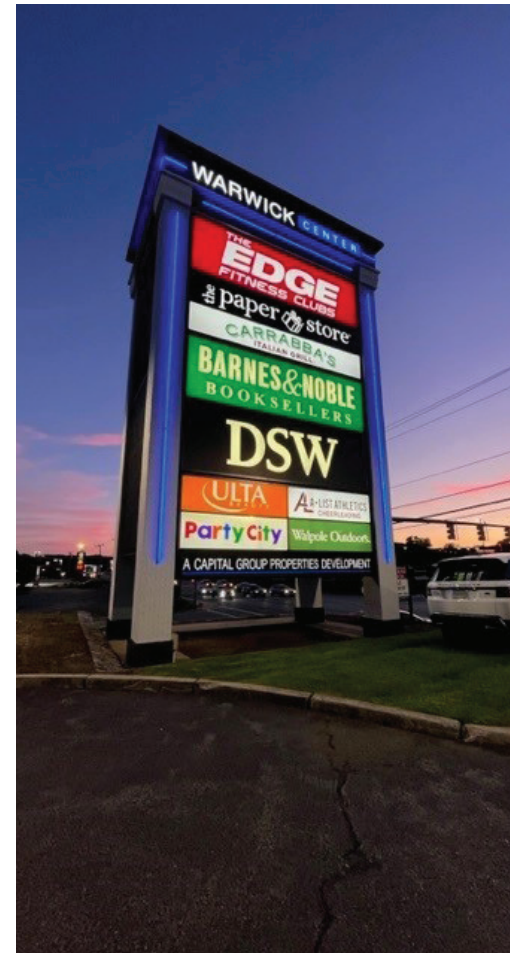
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