

FOR SALE OR LEASE

1775 Bald Bill Road

Warwick, RI 02886

INVESTMENT OPPORTUNITY

±12,000 SF Freestanding Building
.90 Acres Land Area

PROPERTY FEATURES

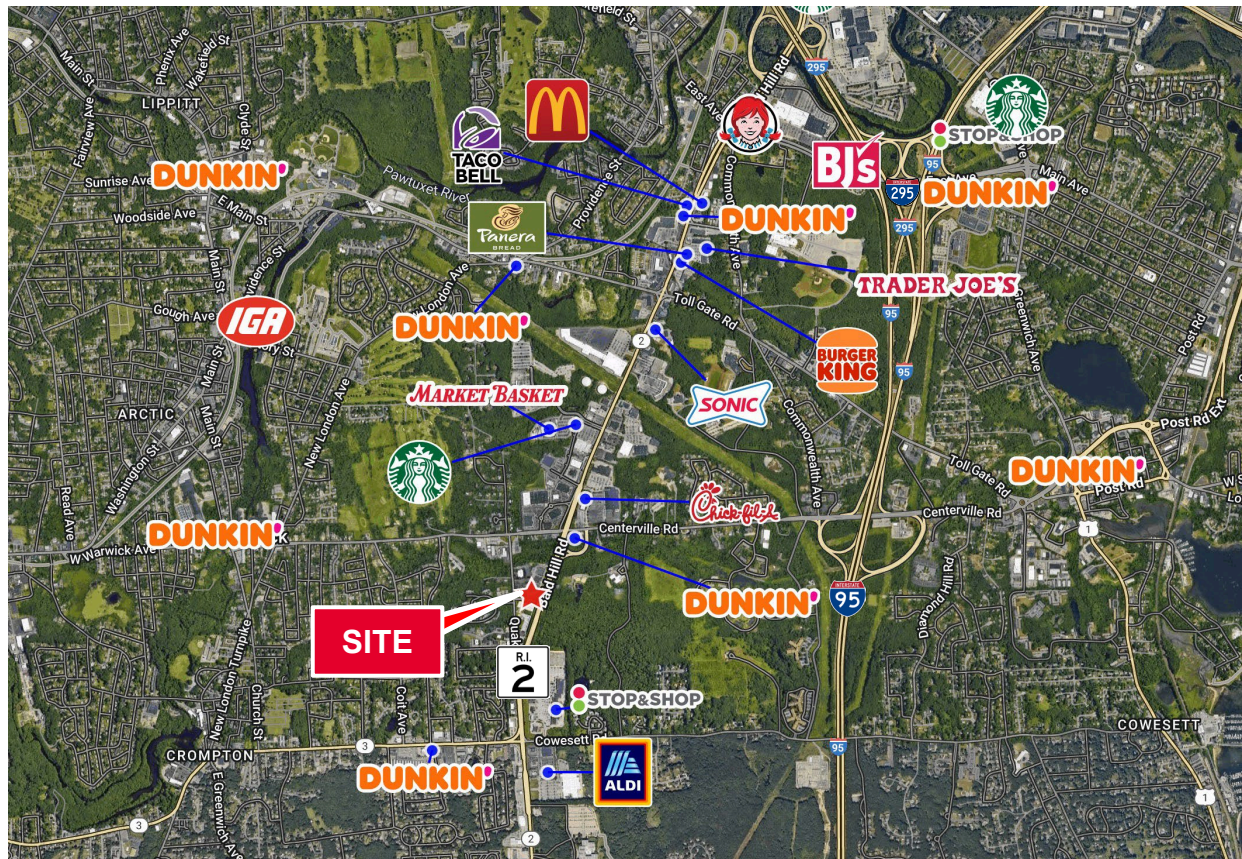
- ±12,000 SF freestanding sales service / flex space
- Located on Route 2
- Dominant retail corridor of Warwick, RI
- Lease until November 2027
 - With CSL Plasma

NEIGHBORS

Dunkin, McDonalds, Burger King, Taco bell, Chick Fil A, Starbucks, Sonic Chipotle, BJs, Stop Shop, Aldi, Trader Joes, Market Basket, TJ-Max,, Citizens, Shell

TRAFFIC COUNTS

- Quaker Lane - Cowsett Road S : 34,523
(.34 Mi from site)
- Centreville Road – Dunmore Rd E: 28,984
(.18 MI from site)
- Bald Hill Rd – Quaker Lane : 24,332
(.11 MI from site)



Contact

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LA Z BOY

SOCIAL SECURITY
ADMINISTRATION

24,332 vpd

34,523 vpd

CSL Plasma

EVOLUTION
nutrition counseling by dietitians

HOME SMART
PROFESSIONALS REAL ESTATE

PEDIATRIC
DENTAL CARE
OF RHODE ISLAND

DEMOS	1 Mi.	3 Mi.	5 Mi.
Population	6,414	68,943	131,747
Avg. HH \$	\$78,862	\$91,857	\$100,364
Daytime (Total)	6,434	54,336	114,372