

FOR SALE OR LEASE

1775 Bald Hill Road

Warwick, RI 02886

INVESTMENT OPPORTUNITY

±12,000 SF Freestanding Building
0.90 Acres Land Area

PROPERTY FEATURES

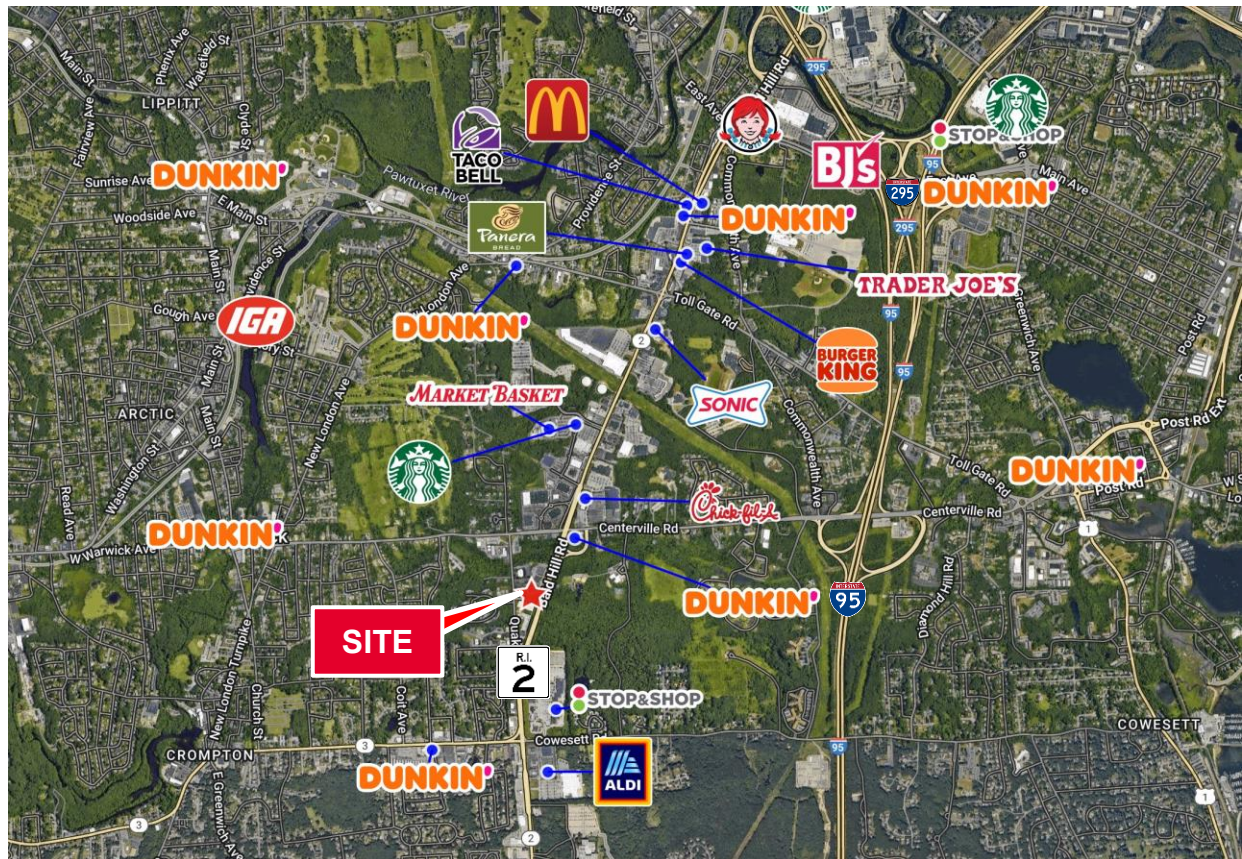
- ±12,000 SF freestanding sales service / flex space
- Located on Route 2
- Dominant retail corridor in Warwick, RI
- Lease until November 2027
 - With CSL Plasma

NEIGHBORS

Dunkin, McDonald's, Burger King, Taco Bell, Chick-fil-A, Starbucks, Sonic, Chipotle, BJ's, Stop & Shop, Aldi, Trader Joe's, Market Basket, TJ Maxx, Citizens Bank, Shell

TRAFFIC COUNTS

- Quaker Lane - Cowesett 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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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