



CUSHMAN &  
WAKEFIELD

HAYES & SHERRY

# ±1.6 Plus Acres Aviation Land

## NEWPORT STATE AIRPORT (UUU)



211 Airport Access Road  
MIDDLETOWN, RI

RARE OPPORTUNITY TO  
ACQUIRE AVIATION LAND AT  
NEWPORT STATE AIRPORT (UUU)



# OVERVIEW

## ±1.6 AC AVIATION LAND OPPORTUNITY

CUSHMAN & WAKEFIELD HAYES & SHERRY IS PLEASED TO OFFER THIS UNIQUE OPPORTUNITY TOTALING ±1.6 (PLUS TBD) ACRES OF LAND FOR LEASE AT NEWPORT STATE AIRPORT (UUU), STRATEGICALLY LOCATED IN NEWPORT, RI AND UNIQUELY POSITIONED TO CAPTURE EXISTING UNMET DEMAND FOR PRIVATE BUSINESS JET AND GENERAL AVIATION USERS IN THE SOUTH COUNTY CORRIDOR.

## THE OPPORTUNITY

Parcel	Acres	PSF/Yr.	Term	Use
UUU-1	±1.6	\$0.25	Up to 30 years	Nested T-Hangars
UUU-2	TBD	\$0.20	Up to 30 years	Non-Aeronautical Development Area



NEWPORT STATE AIRPORT (UUU)

NEWPORT STATE AIRPORT IS A STATE-OWNED PUBLIC-USE AIRPORT IN NEWPORT COUNTY, RI, LOCATED 2.3 MILES NORTHEAST OF THE CENTRAL BUSINESS DISTRICT. IT COVERS 221 ACRES AT AN ELEVATION OF 171 FT ABOVE SEA LEVEL AND HAS TWO ASPHALT SURFACED RUNWAYS. IT IS USED BY VISITORS TO THE AREA AS WELL AS LOCAL AVIATION ENTHUSIASTS. IT SERVES THE CORPORATE COMMUNITY AND VISITORS TO THE YEAR-ROUND FESTIVALS AT NEWPORT. THE AIRPORT PROVIDES QUICK ACCESS FOR BOAT OWNERS WHO HARBOR VESSELS IN THE NEARBY MARINAS.

Runway Specs	Runway 4/22	Runway 16/34
Length	2999'	2634'
Width	75'	75'
Material	Asphalt	Asphalt
Lighting	MIRL	MIRL
Markings	BSC (4) NPI (22)	NPI (16) BSC (34)
Visual Aids	VASI-L (4) REL, AVASI – L (22)	VASI-L (16)



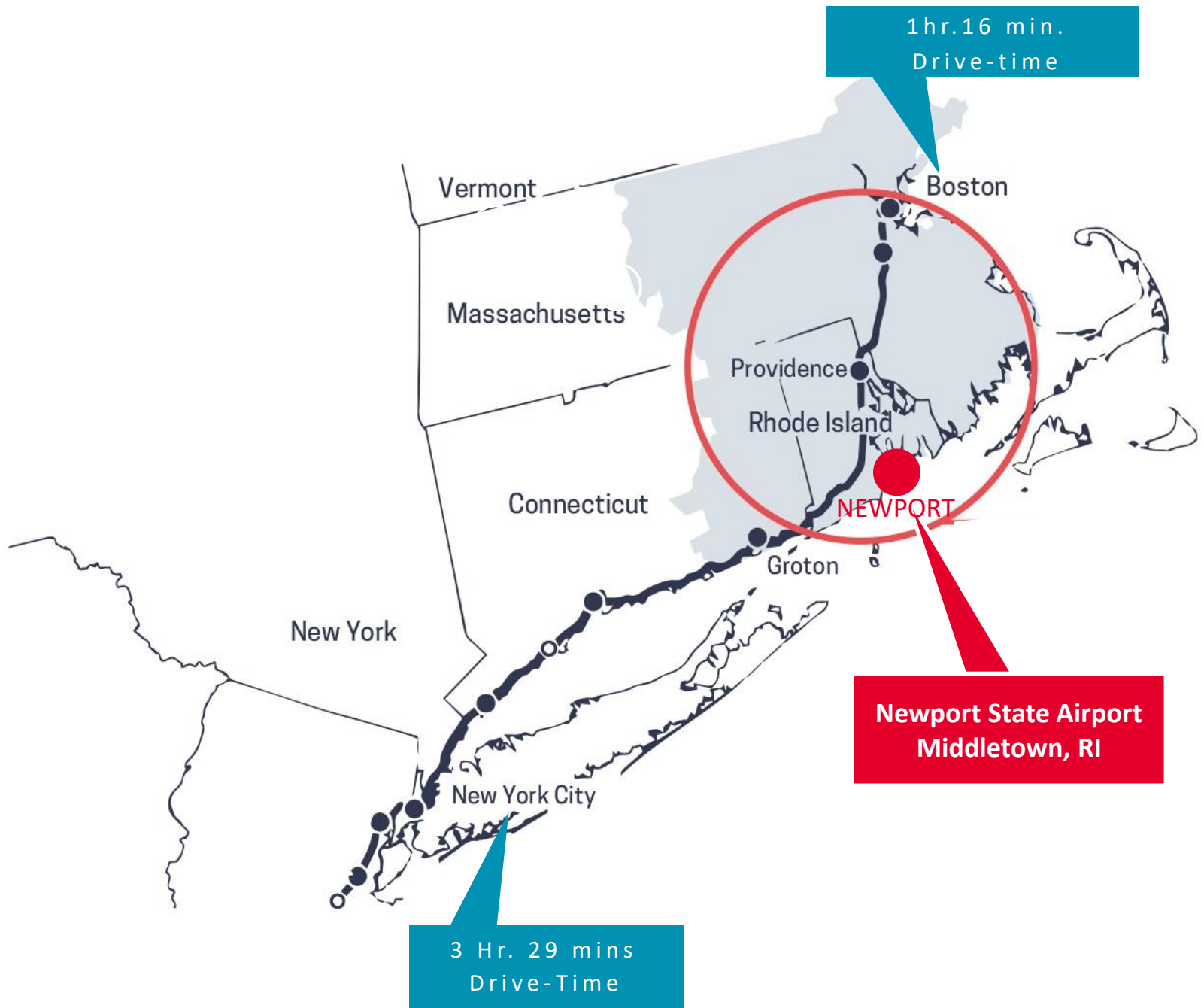
# PARCEL OVERVIEW

NEWPORT STATE AIRPORT (UUU)  
±1.6 PLUS ACRES





# AIRPORT LOCATION



## DRIVE-TIMES & MILEAGE

**181**

MILES  
3 HOURS,  
29 MINUTES  
TO NYC

**69**

MILES  
1 HOUR,  
16 MINUTES  
TO BOSTON

**35**

MILES  
40 MINUTES  
TO  
PROVIDENCE

# POTENTIAL USES

## CUSTOM AVIATION USES:

- FLIGHT DEPARTMENTS AND AIRCRAFT OWNERS SEEKING HANGAR SPACE
- FBOs
- AIRCRAFT SERVICES CENTERS
- AIRCRAFT INTERIORS OPERATIONS
- T-HANGARS
- CHARTER OPERATORS
- AIRCRAFT MANUFACTURERS AND SALES CENTERS
- AVIATION TECHNOLOGY
- MEDICAL AND SPECIAL SERVICES
- CORPORATE AVIATION HANGARS
- BULK HANGARS

## NON-AVIATION USES:

- OUTDOOR STORAGE
- SOLAR
- GREEN ENERGY INITIATIVES





# DEMOGRAPHICS

**10 miles**

**1.02K+**

PEOPLE

**\$121K+**

AVERAGE  
HH INCOME

**55K+**

DAYTIME POPULATION

**30 miles**

**1.44M+**

PEOPLE

**\$95K+**

AVERAGE  
HH INCOME

**678K+**

DAYTIME POPULATION

**70 miles**

**6.78M+**

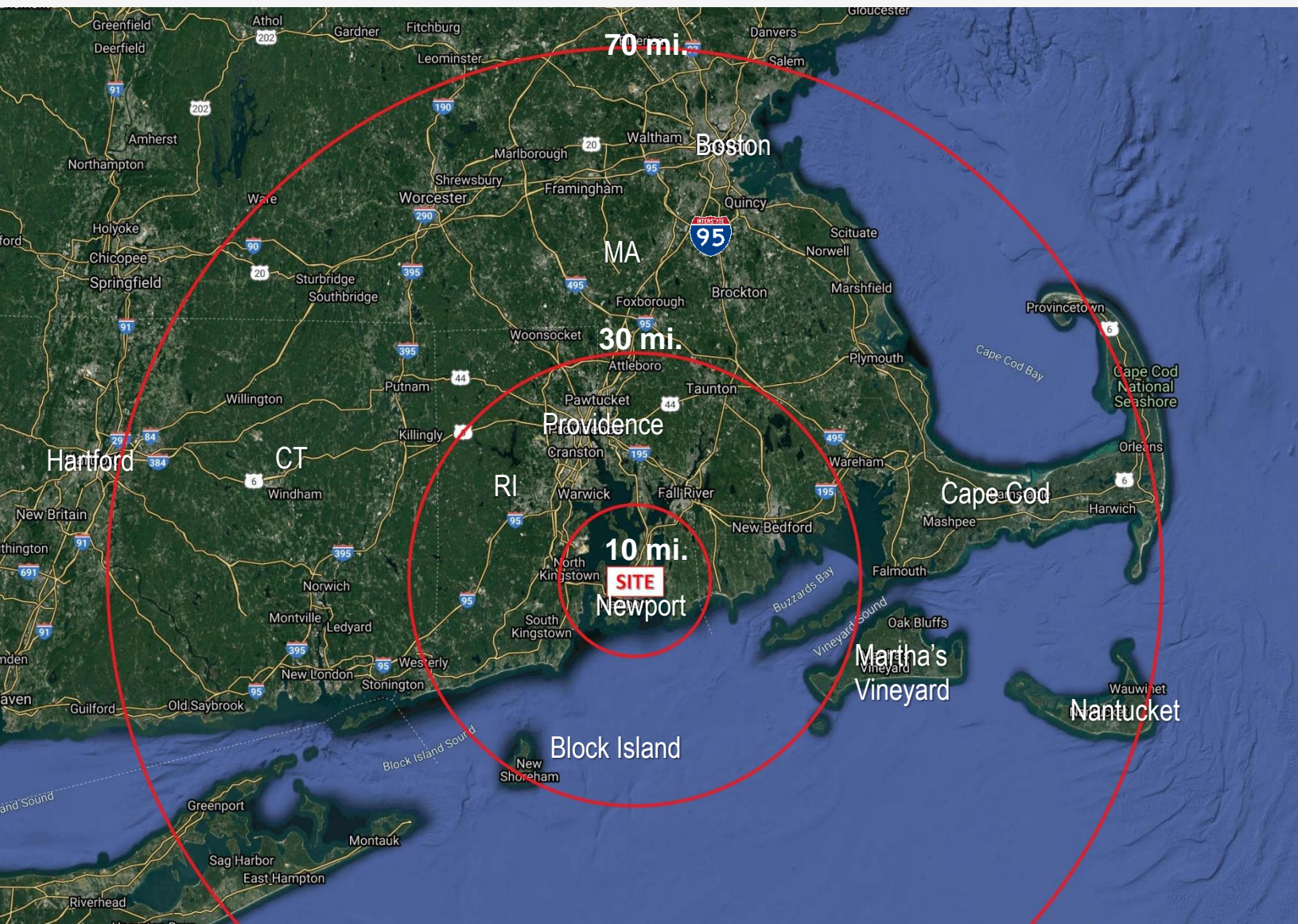
PEOPLE

**\$121K+**

AVERAGE  
HH INCOME

**3.56M+**

DAYTIME POPULATION







# Rhode Island



## OPTIMAL LOCATION

- Ideal location in Northeast
- All the benefits of major commercial centers
- Easy access to top companies
- All manner of transportation; air, land, sea
- World-class universities



## POPULATION

- 1.06 million (2020)
- Consistent population growth over the past several years
- The population of Rhode Island is on a trajectory of continued growth



## EMPLOYMENT

- A workforce of 4.7 million people within a 1-hour commute of Providence
- Over 98.9% of firms in RI are small businesses that employ 53.5% of the workforce (2017 SBA Profile)



## HIGHER EDUCATION

- University of Rhode Island
- Brown University
- RI School of Design
- Johnson & Wales University
- Bryant University
- Roger Williams University
- Rhode Island College
- Providence College
- New England Institute of Technology
- Salve Regina





# A STRONG PRESENCE OF FORTUNE 500 & FORTUNE 1000 COMPANIES LEND LONG-TERM STABILITY AND GROWTH TO RHODE ISLAND

## Fortune 500 Companies / Drive-time to Newport State Airport

IGT	39 minutes
CITIZENS FINANCIAL GROUP	40 minutes
TEXTRON	40 minutes
HASBRO	43 minutes
BALLY'S	44 minutes
UNITED NATURAL FOODS	44 minutes
FM GLOBAL	45 minutes
AMICA MUTUAL INSURANCE	50 minutes
CVS HEALTH	58 minutes



# CONTACT

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