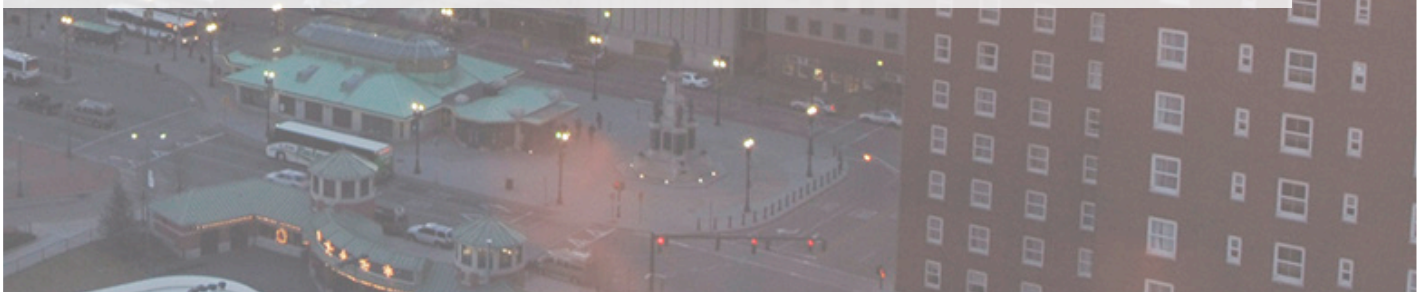


**sweeney**  
REAL ESTATE & APPRAISAL

RETAIL FOR LEASE

822 BALD HILL ROAD  
WARWICK - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903  
T: 401.331.9300 • F: 401.331.9306 • [www.sreari.com](http://www.sreari.com)



ERIC SCHULTHEIS | [ESCHULTHEIS@SREARI.COM](mailto:ESCHULTHEIS@SREARI.COM) | 401-331-9300 | 401-556-1243



## 822 BALD HILL ROAD WARWICK - RHODE ISLAND

UNIT 1: 1,993 SF; UNIT 2: 1,286 SF; UNIT 3: 1,344 SF  
LEASE RATE: \$15-\$17/SF; LEASE TYPE: NNN

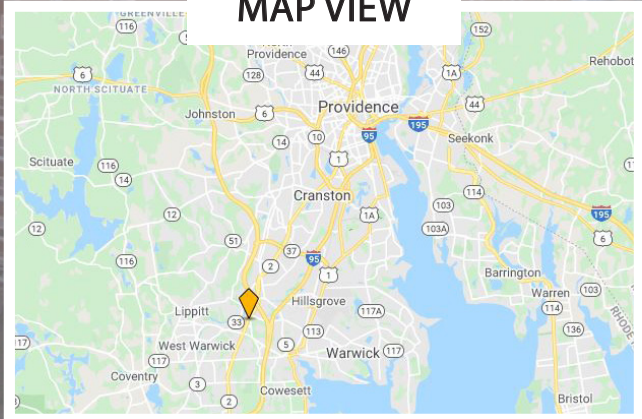
### PROPERTY DETAILS

- Strip Center Retail
- 1,286 SF to 4,623 SF
- High Visibility
- Prominent Signage
- High Traffic Count
- RI's Central Retail Corridor
- 1/2 Mile from I-295 & I-95
- 3 Miles to T.F. Green Airport
- Neighbors National Retailers, Warwick Mall, CCRI-Knight Campus & Kent Hospital

STREET VIEW



MAP VIEW



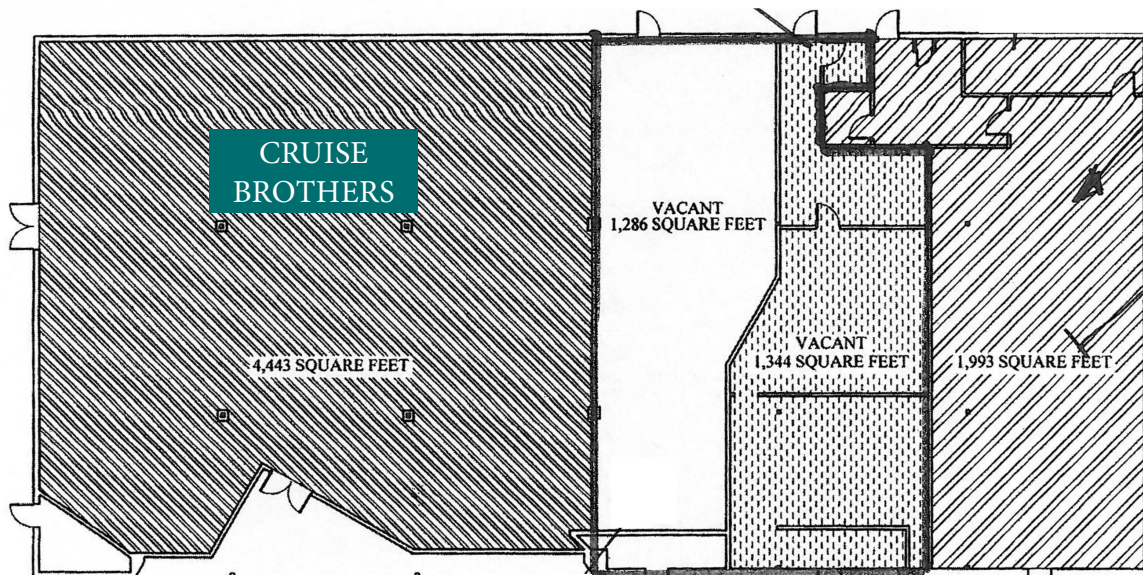
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## SITE PLAN



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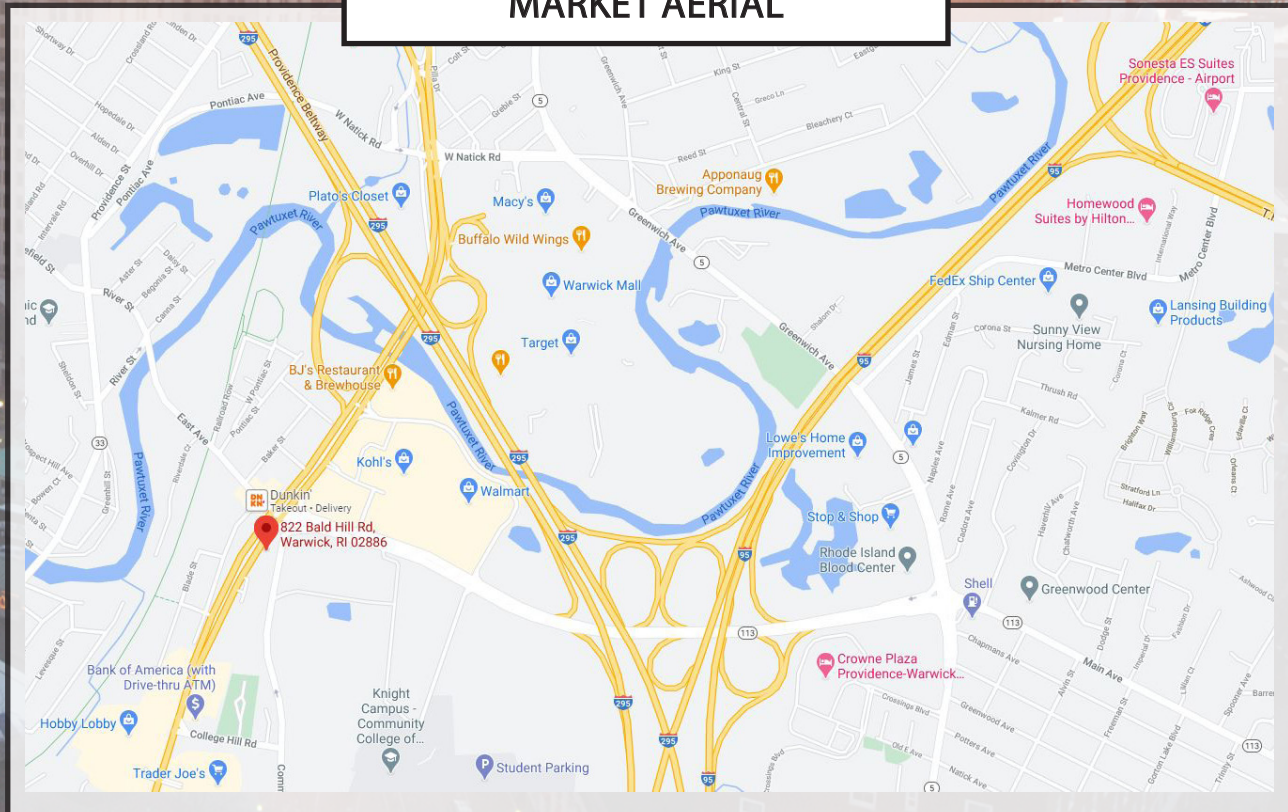


## 822 BALD HILL ROAD WARWICK - RHODE ISLAND

### DEMOGRAPHICS

| Radius  | Population | Average HH Income |
|---------|------------|-------------------|
| 1 Mile  | 5,287      | \$71,445          |
| 3 Miles | 61,403     | \$78,844          |
| 5 Miles | 163,403    | \$86,111          |

### MARKET AERIAL





### 822 BALD HILL ROAD WARWICK - RHODE ISLAND

#### ADDITIONAL PHOTOS



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