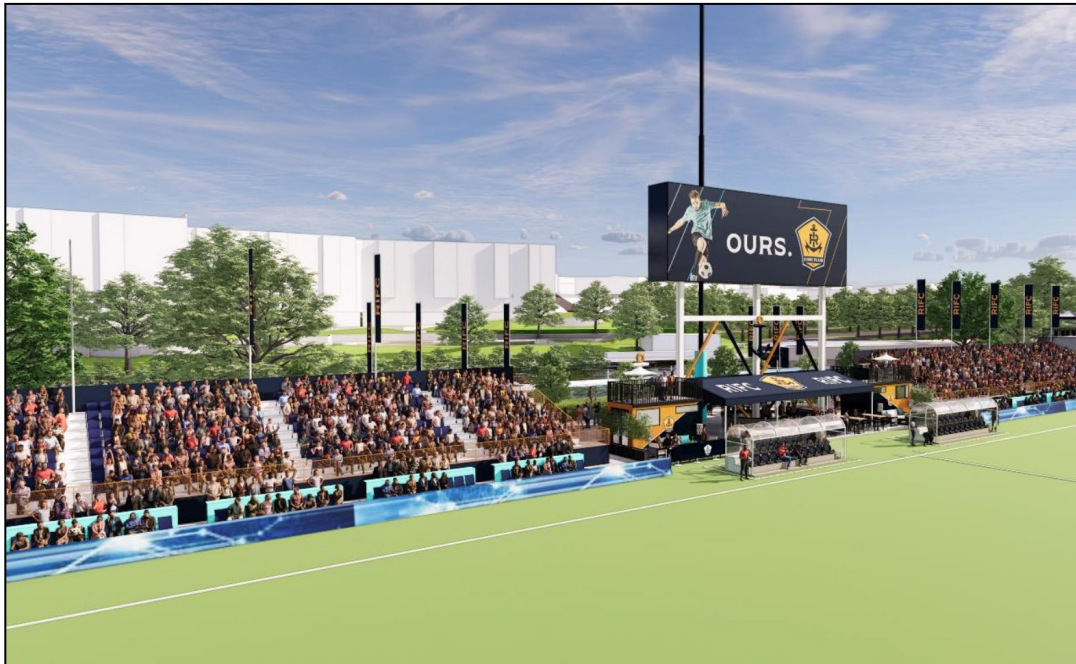




TIDEWATER LANDING & DIVISION STREET DEVELOPMENT

PAWTUCKET, RI

REAL ESTATE OPPORTUNITY ZONE DEVELOPMENT



TIDEWATER LANDING

PROPERTY INFORMATION

Tidewater Landing is a professional sports-anchored mixed-use real estate project which will bring a new professional soccer team to a top ten soccer market in the country.

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Redevelopment of 28-acres of prime riverfront property, in an Opportunity Zone in Pawtucket, RI.

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The real estate is master planned and consists of 535 units of multi-family, 60,000 SF of retail in its initial phase.

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Currently under construction, the sports components include USL Championship men's professional soccer team and up to a 10,000 seat state of the art multipurpose stadium & amphitheater.

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Tidewater Landing's strategic location draws from a workforce of 4.7 million people living within a 1-hour commute.

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Strategically located off I-95 where 46 million cars pass annually, the project will serve as a unique live-work-play community and destination, attracting Providence and Boston commuters, sports fans and consumers.

PROPERTY AERIAL SITE PLAN

TIDEWATER SITE

- 1 USL CHAMPIONSHIP SOCCER STADIUM
- 2 PARKING LOT
- 3 RIVER WALK
- 4 EVENT PLAZA
- 5 STADIUM AMENITY BUILDING
- 6 RETAIL RESTAURANT
- 7 SOCCER TEAM FRONT OFFICE
- 8 PARKING GARAGE
- 9 RESIDENTIAL BUILDING
- 10 TOWN LANDING
- 11 PEDESTRIAN BRIDGE

DIVISION STREET DEVELOPMENT

- 12 POP-UP RETAIL
- 13 AMPHITHEATER TO WATER
- 14 PARKING LOT
- 15 OFFICE
- 16 RESIDENTIAL/RETAIL BUILDING
- 17 EVENT/DINING PLAZA
- 18 GROUND FLOOR RETAIL
- 19 RESIDENTIAL BUILDING WITH PARKING
- 20 RESIDENTIAL BUILDING
- 21 PARKING LOT
- 22 OVERLOOK PARK
- 23 FESTIVAL PIER



TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **30,207**
 Households: **12,988**
 Daytime Population: **19,294**
 Median Age: **36.3**



Average Household Income: **\$77,388**
 Median Household Income: **\$58,814**

3 MILE RADIUS:



Total Population: **167,470**
 Households: **70,399**
 Daytime Population: **108,167**
 Median Age: **37.3**



Average Household Income: **\$102,502**
 Median Household Income: **\$76,740**

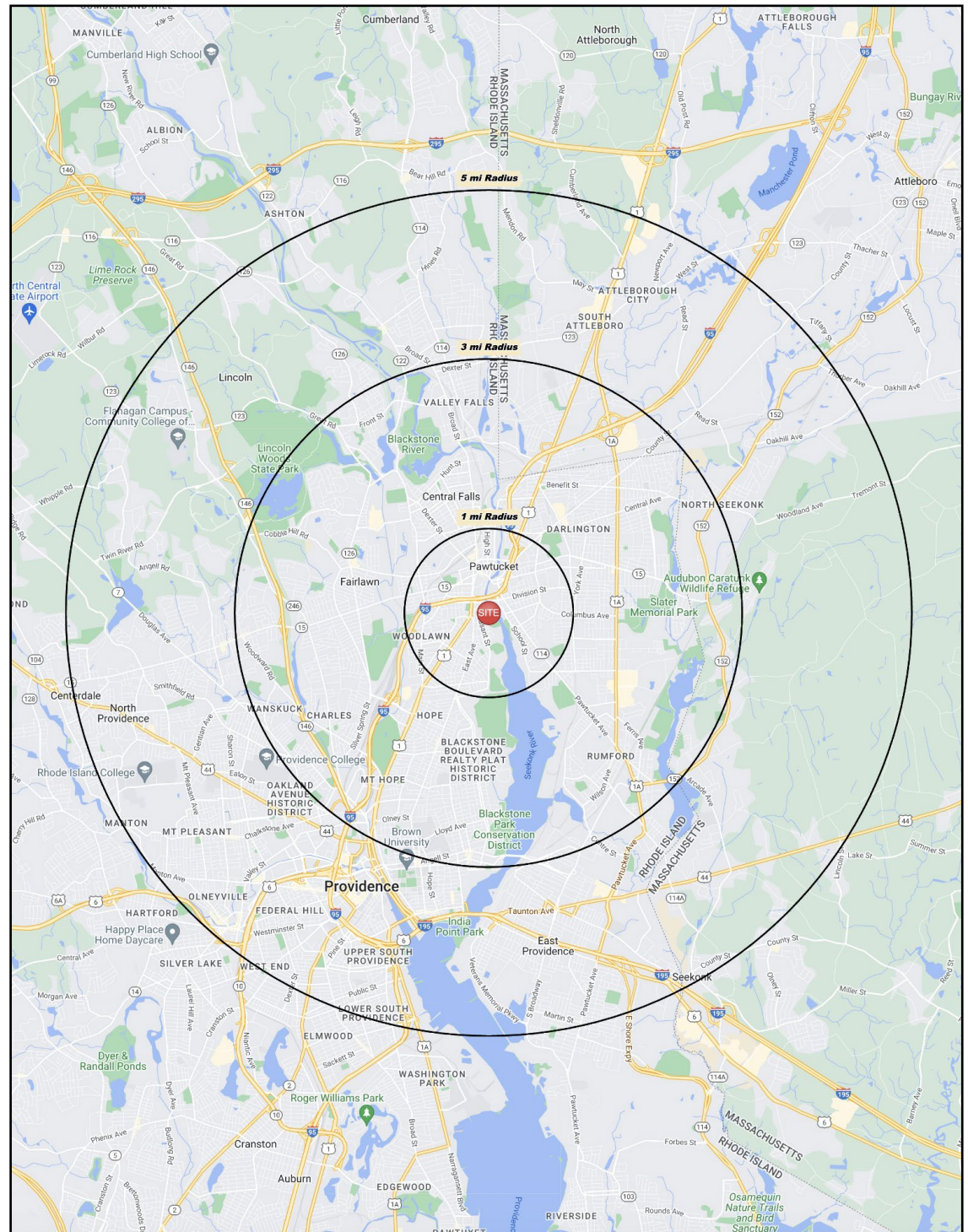
5 MILE RADIUS:



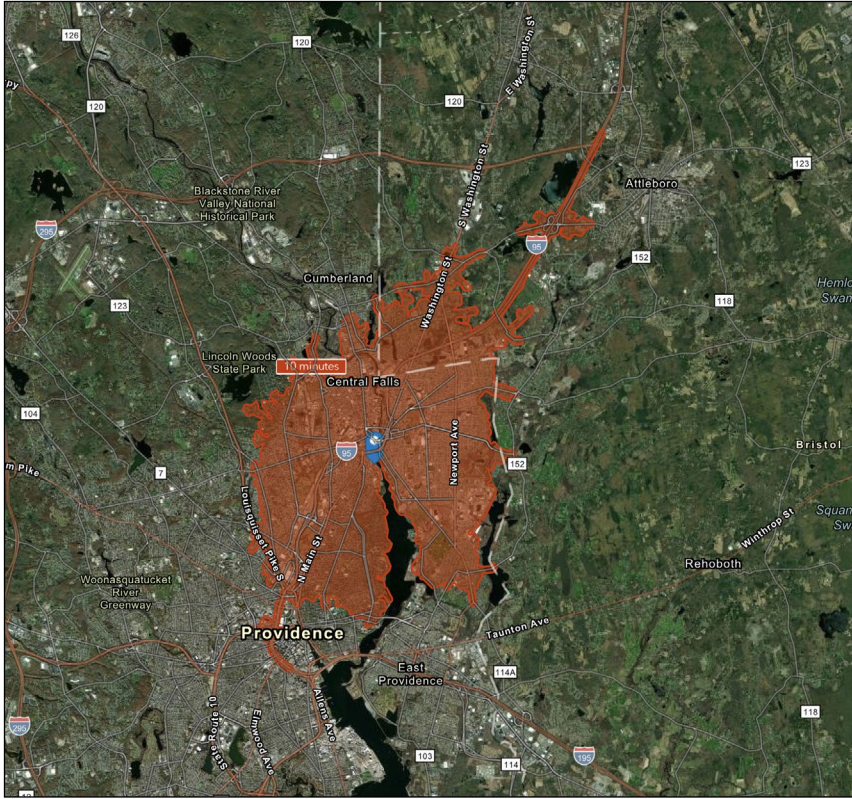
Total Population: **342,015**
 Households: **139,356**
 Daytime Population: **266,655**
 Median Age: **36.8**



Average Household Income: **\$103,226**
 Median Household Income: **\$79,717**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$1,344,802,763

EDUCATION

Bachelor's Degree or Higher



31%

OWNER OCCUPIED HOME VALUE

Average



\$393,254

KEY FACTS

151,940

Population

37.9

Median Age

\$61,430

Median Household Income

135,642

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec <i>12,503 Households</i>	Front Porches <i>11,552 Households</i>	Fresh Ambitions <i>10,410 Households</i>
<p>Socioeconomic Traits</p> <p>More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.</p>	<p>Socioeconomic Traits</p> <p>Composed of a blue-collar workforce with a strong labor force participation rate.</p>	<p>Socioeconomic Traits</p> <p>Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.</p>
<p>Household Types</p> <p>Married couples, approaching retirement age.</p>	<p>Household Types</p> <p>Young families w/ children, single parent families, singles living alone.</p>	<p>Household Types</p> <p>More single-parent than married-couple families.</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family; Multi-units</p>	<p>Typical Housing</p> <p>Multi-unit Rentals; Single Family</p>

ANNUAL HOUSEHOLD SPENDING

\$3,353

Eating Out

\$2,047

Apparel & Services

\$6,250

Groceries

\$242

Computer & Hardware

\$6,060

Health Care

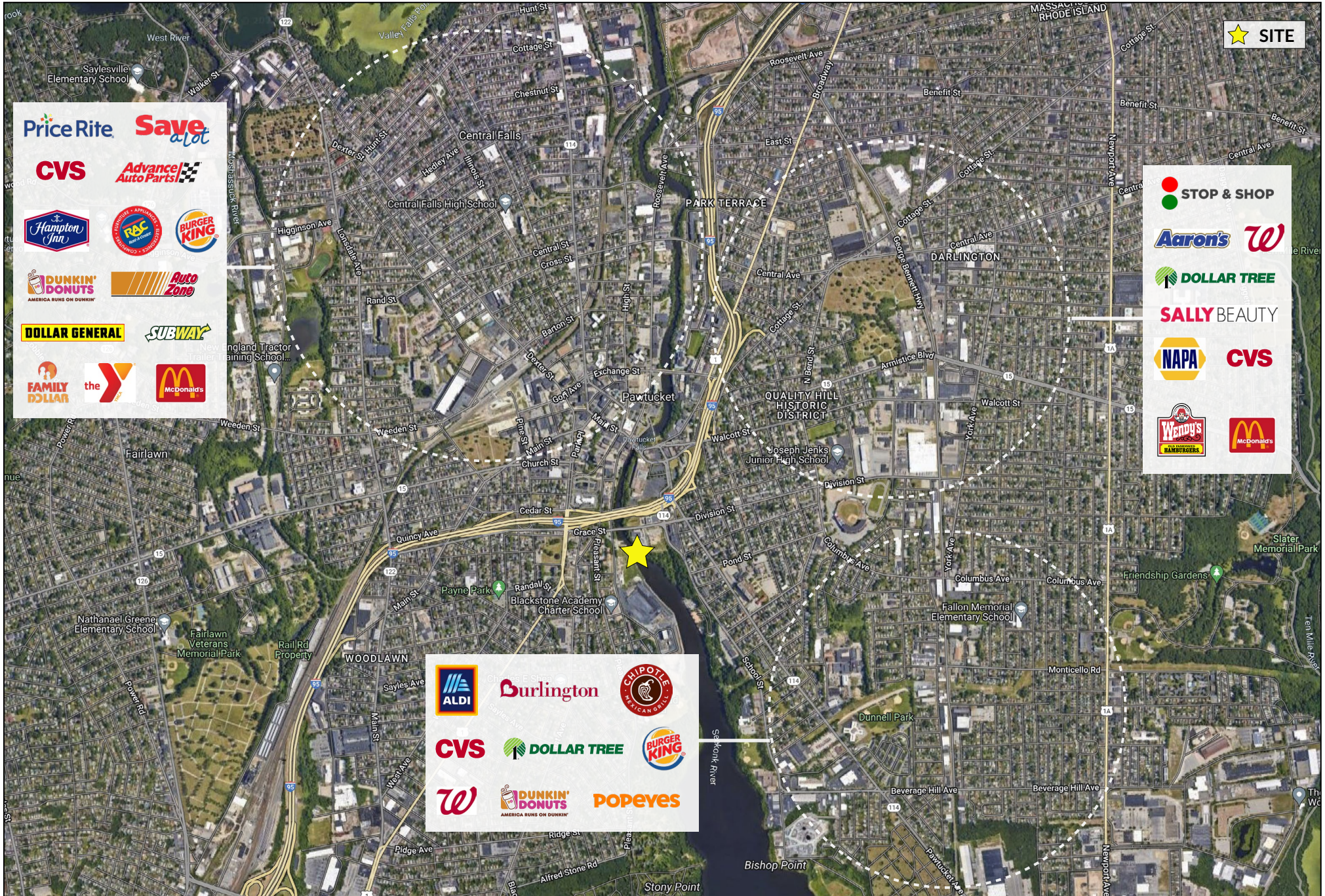
PROPERTY AERIAL



LOCATION OVERVIEW



LOCATION OVERVIEW



RENDERINGS



TIDEWATER LANDING & DIVISION STREET DEVELOPMENT



CHARTER REALTY

Dan Zelson | (203) 227-2922 | Dan@CharterRealty.com

www.CharterRealty.com

Tidewater Landing & Division Street Development | Pawtucket, RI