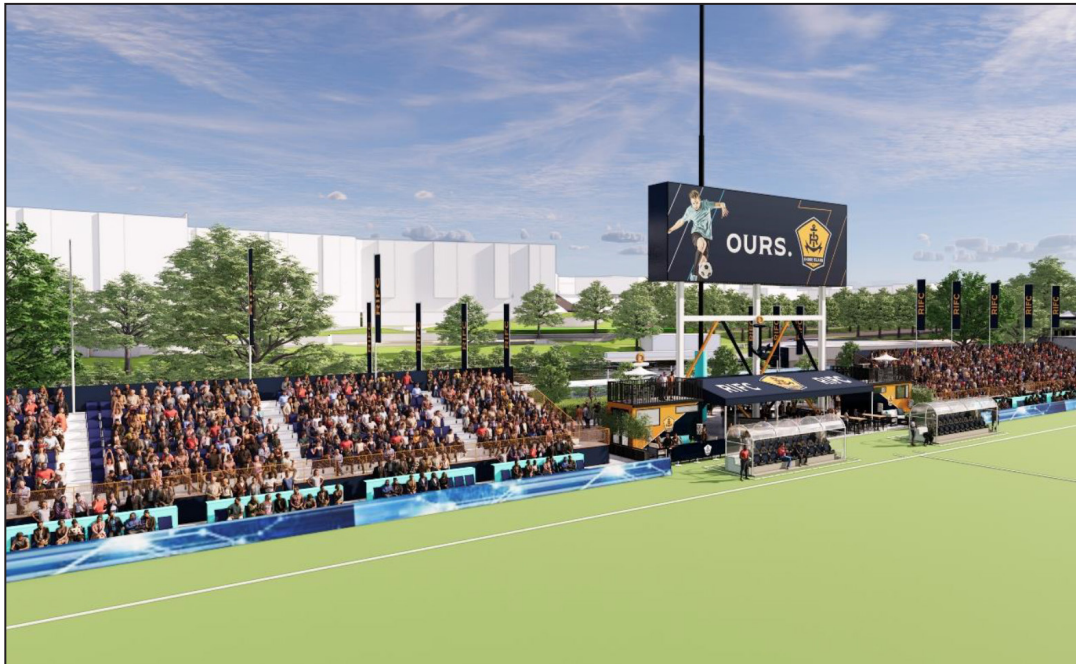


An architectural rendering of a proposed sports and entertainment complex. The central feature is a large, modern stadium with a green field and tiered seating, surrounded by tall floodlights. In the foreground, there's a large, low-rise building with a white roof and a sign that reads "TIDEWATER STADIUM". To the left, a busy pedestrian walkway is lined with trees and modern buildings. To the right, there's an outdoor seating area with tables and chairs. The background shows a cityscape with more buildings and trees under a blue sky with clouds.

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.

• • • •

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

• • • •

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

• • • •

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.

• • • •

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

• • • •

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.

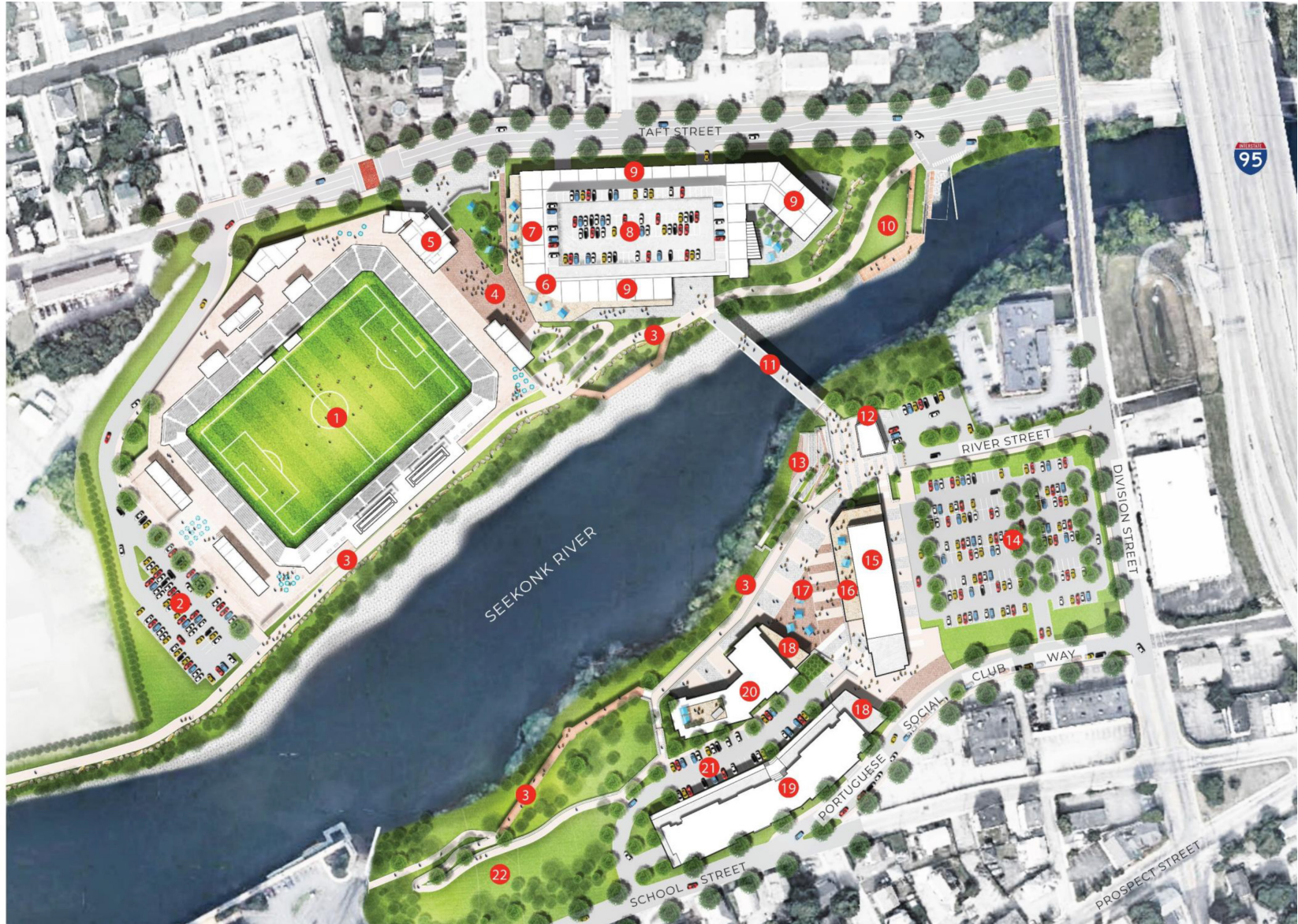
PROPERTY AERIAL SITE PLAN

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: **30,760**

Households: **13,443**

Daytime Population: **18,633**

Median Age: **36.0**



Average Household Income: **\$83,794**

Median Household Income: **\$65,197**

3 MILE RADIUS:



Total Population: **177,608**

Households: **73,924**

Daytime Population: **111,596**

Median Age: **37.1**



Average Household Income: **\$104,076**

Median Household Income: **\$78,272**

5 MILE RADIUS:



Total Population: **360,170**

Households: **145,488**

Daytime Population: **272,756**

Median Age: **36.5**

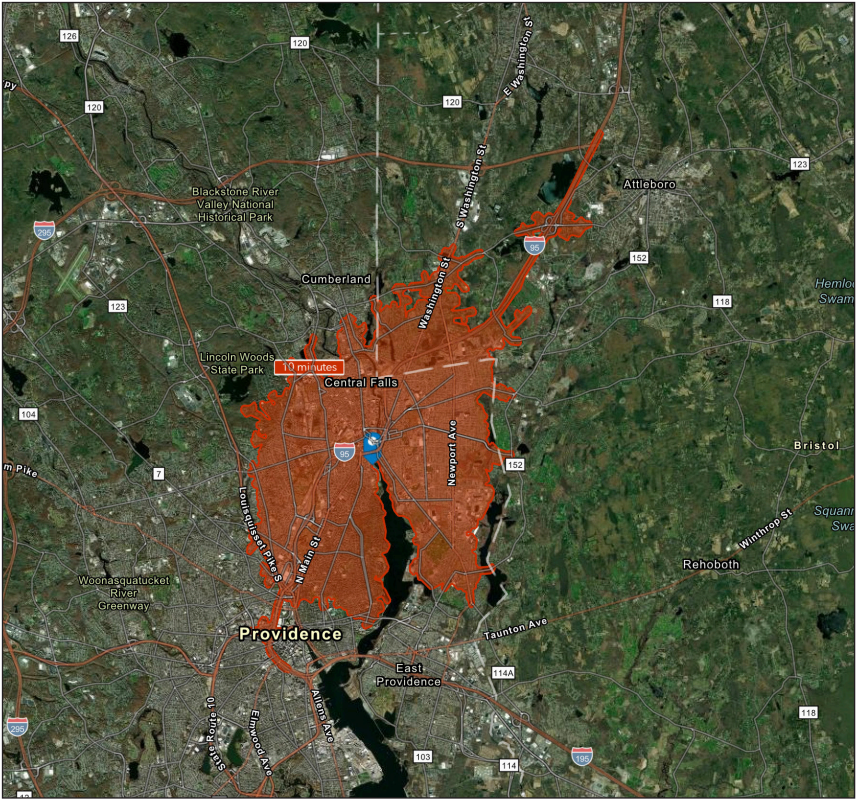


Average Household Income: **\$106,506**

Median Household Income: **\$81,435**



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

ANNUAL HOUSEHOLD SPENDING

\$3,353

Eating Out

\$2,047

Apparel & Services

\$6,250

Groceries

\$242

Computer & Hardware

\$6,060

Health Care

[illegible]

LOCATION OVERVIEW



LOCATION OVERVIEW



RENDERINGS



TIDEWATER LANDING & DIVISION STREET DEVELOPMENT



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Tidewater Landing & Division Street Development | Pawtucket, RI