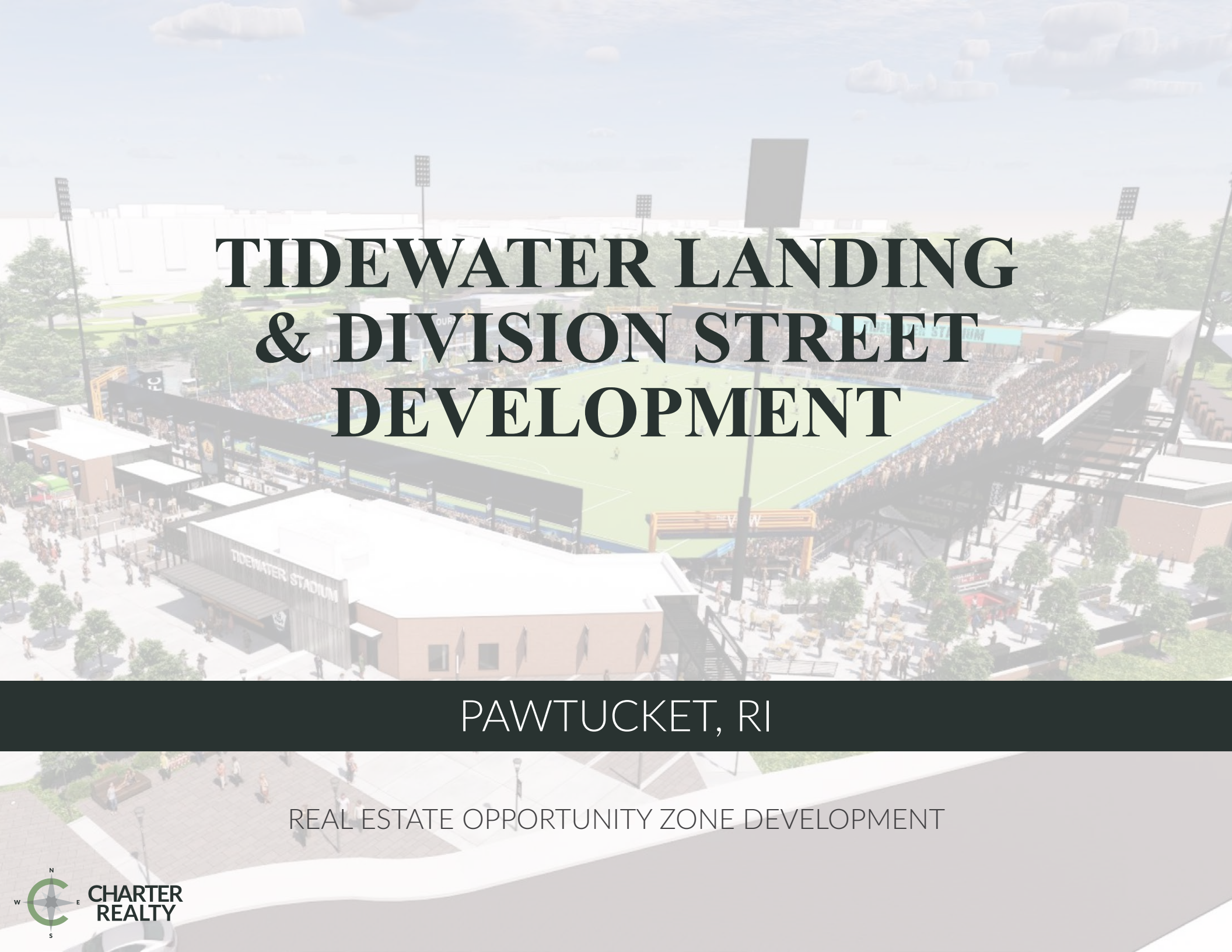
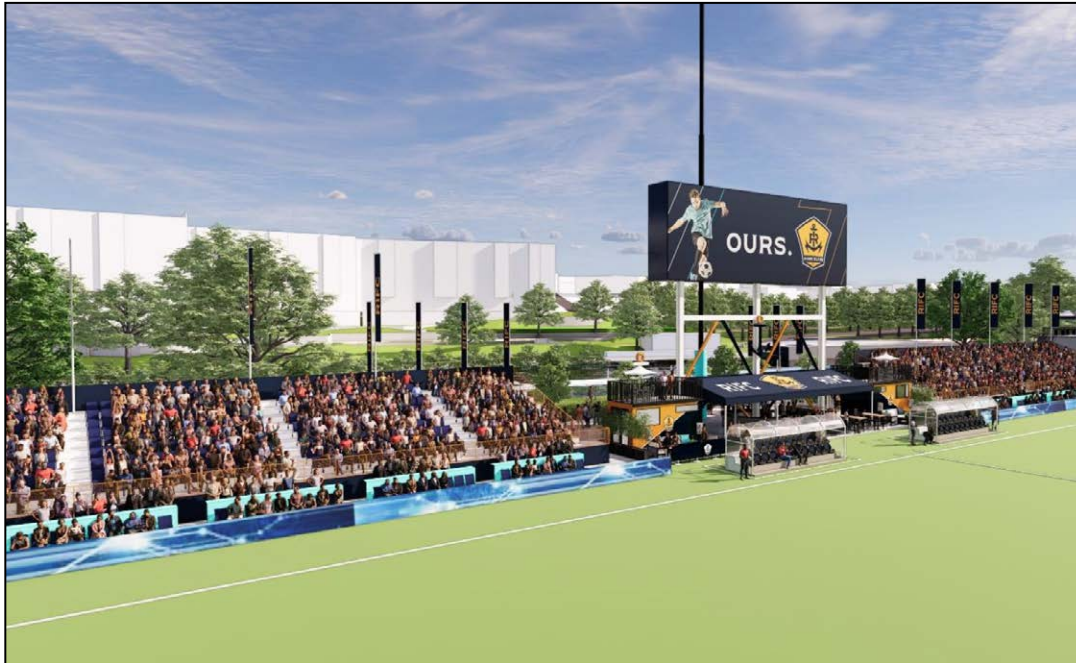


An architectural rendering of a large sports stadium, the Tidewater Stadium, with a green field and tiered seating filled with spectators. The stadium is surrounded by modern buildings, walkways, and landscaping. The title text is overlaid on the upper half of the image.

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.

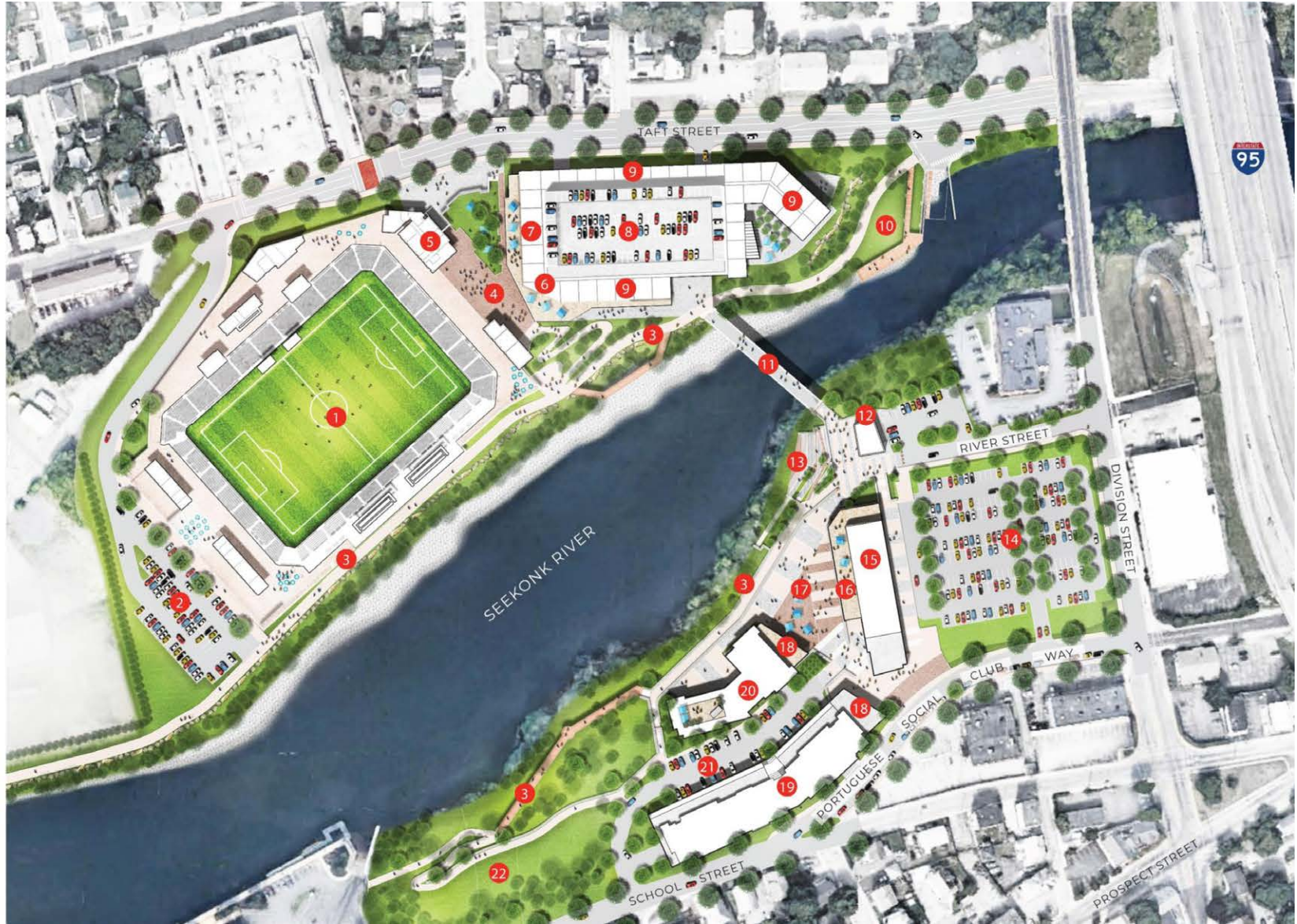
PROPERTY AERIAL SITE PLAN

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: **31,146**

Households: **13,657**

Daytime Population: **19,368**

Median Age: **35.8**



Average Household Income: **\$86,237**

Median Household Income: **\$67,373**

3 MILE RADIUS:



Total Population: **181,450**

Households: **76,007**

Daytime Population: **121,700**

Median Age: **36.9**



Average Household Income: **\$106,535**

Median Household Income: **\$79,633**

5 MILE RADIUS:



Total Population: **367,296**

Households: **149,293**

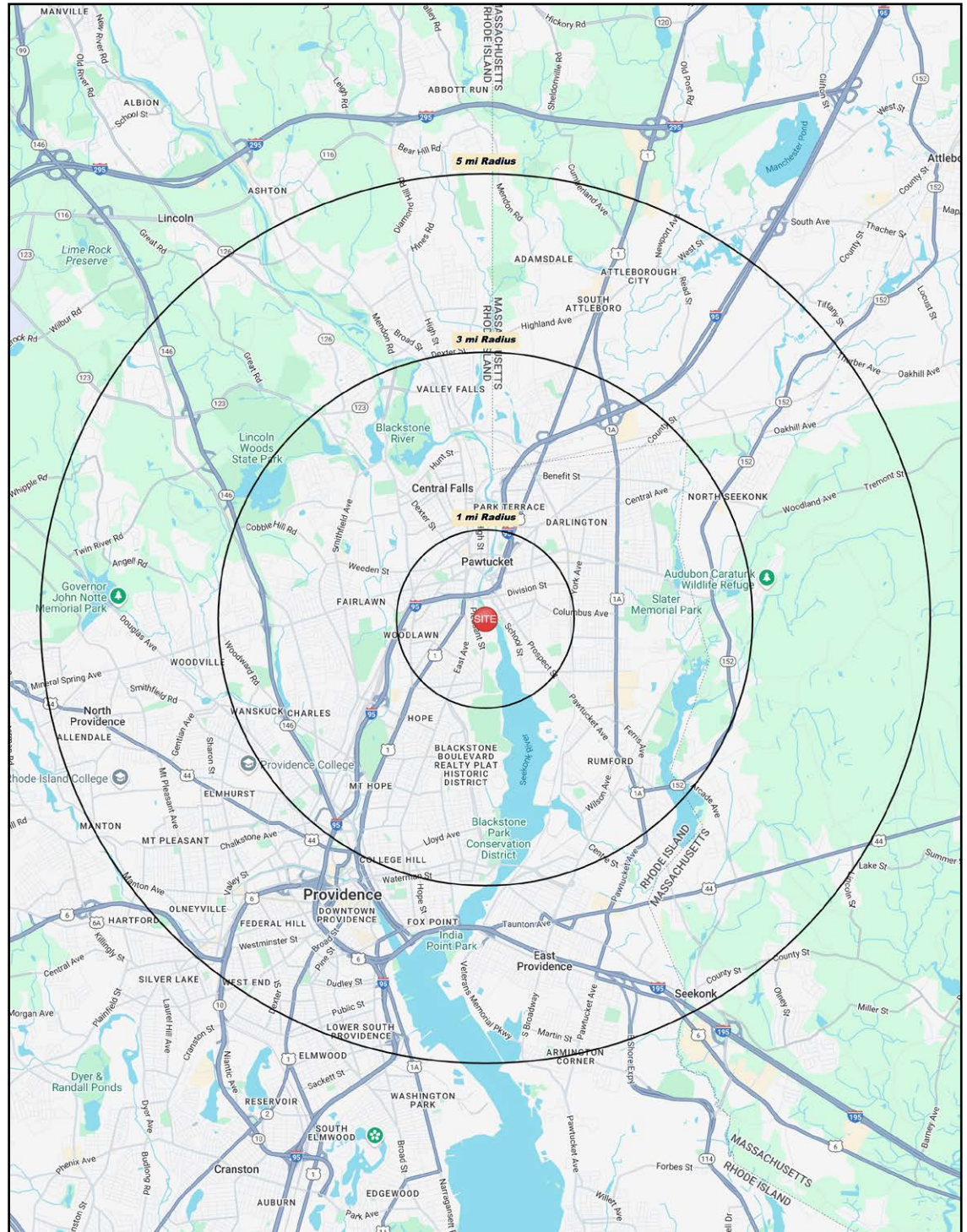
Daytime Population: **293,357**

Median Age: **36.3**

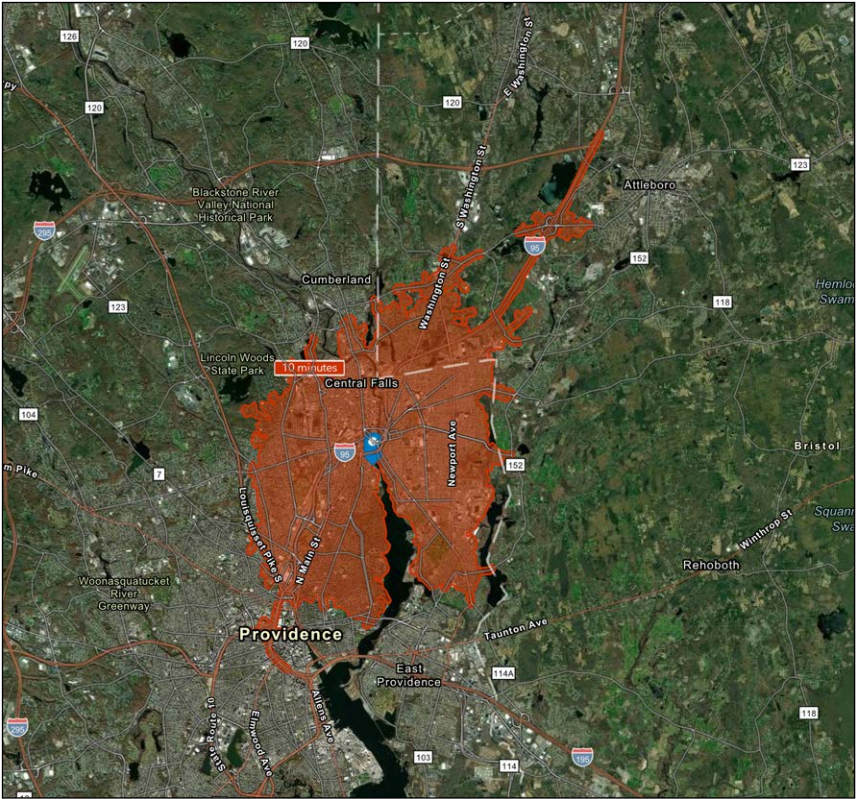


Average Household Income: **\$110,217**

Median Household Income: **\$83,304**



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

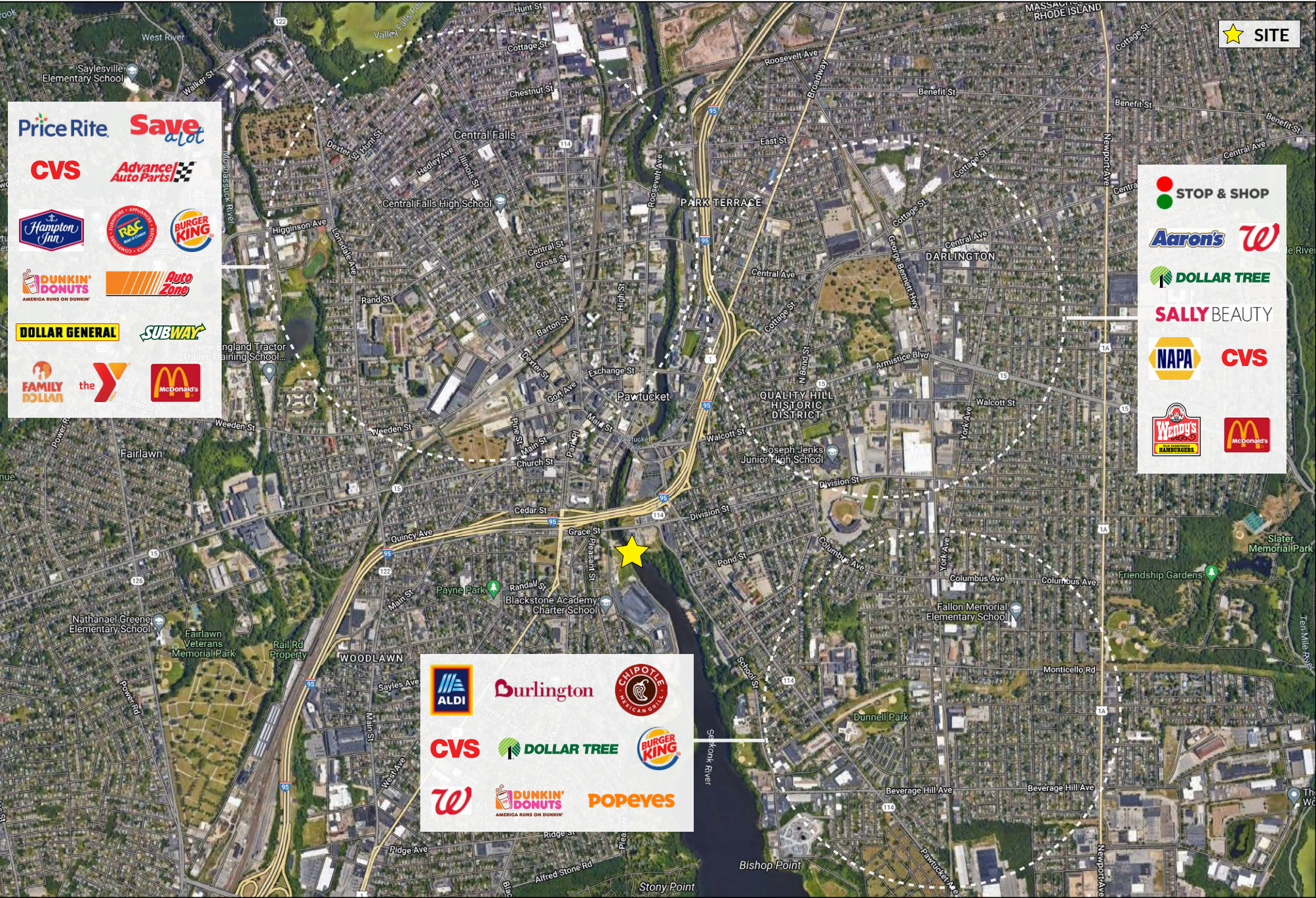
PROPERTY AERIAL



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