

# BALD HILL RETAIL

1085 BALD HILL RD | WARWICK, RI 02886

**AVAILABLE 3,500 SF & 3,400 SF (2027)**

ANCHORED BY



## PROPERTY INFORMATION

- Located in the heart of Route 2/ Bald Hill Rd. retail corridor
- Average daily traffic count 29,000 VPD
- Excellent visibility at signalized intersection
- Town Fair Tire is a top-five performer in the chain.
- Close proximity to leading industry brands including: Target, Trader Joe's, TJ Maxx, Macy's and Market Basket

## SPACE DETAILS

- Available 3,500 sf & 3,400 sf (2027)

## AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,653	70,808	158,363
MEDIAN HH INC	\$78,177	\$89,223	\$99,086
AVERAGE HH INC	\$99,893	\$109,144	\$123,702



www.CharterRealty.com

## FOR MORE INFORMATION CONTACT:

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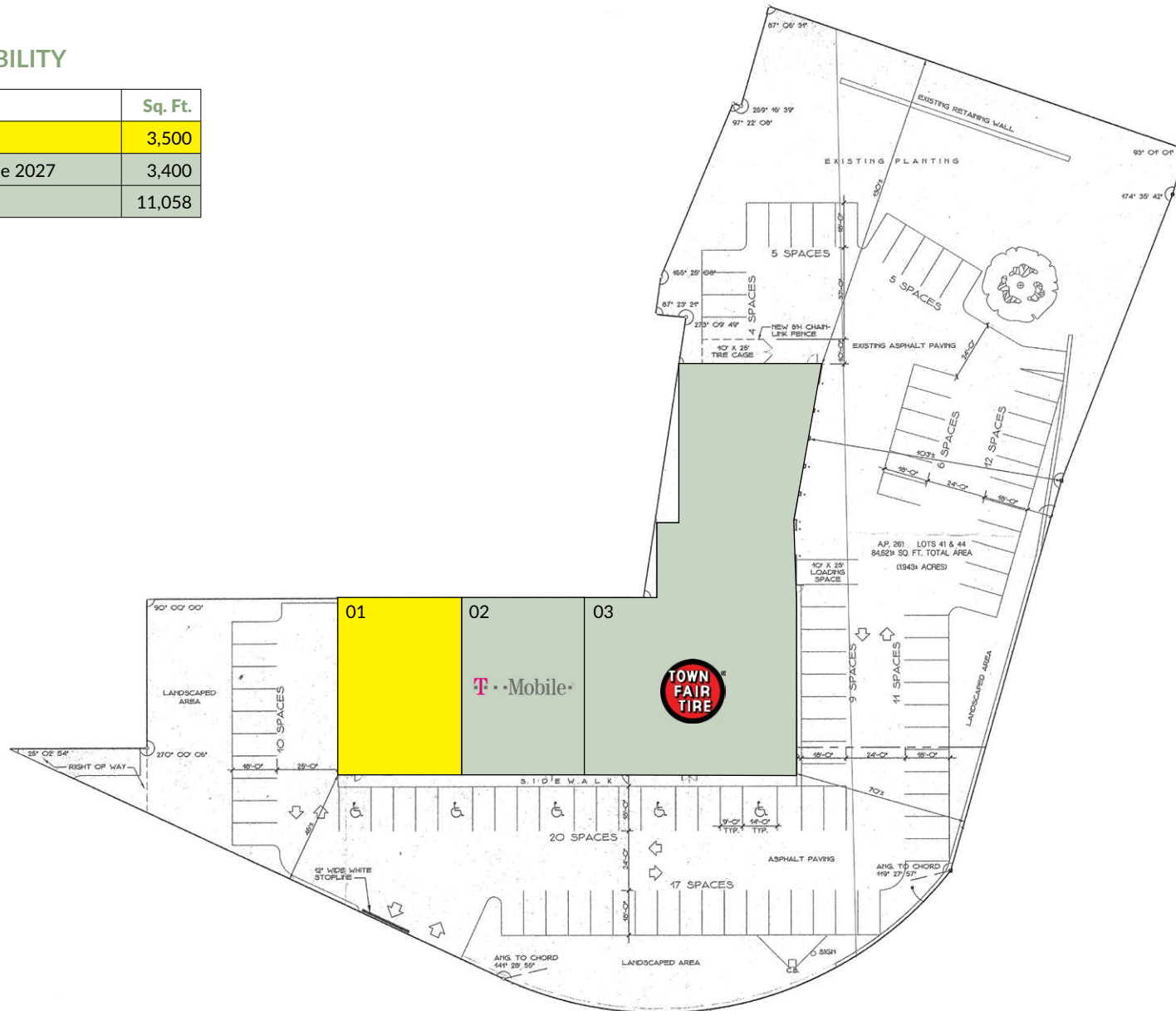
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## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	3,500
02	T-Mobile - Available 2027	3,400
03	Town Fair Tire	11,058



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **4,653**

Households: **2,252**

Daytime Population: **8,015**

Median Age: **41.3**



Average Household Income: **\$99,893**

Median Household Income: **\$78,177**

### 3 MILE RADIUS:



Total Population: **70,808**

Households: **31,265**

Daytime Population: **64,787**

Median Age: **41.8**



Average Household Income: **\$109,144**

Median Household Income: **\$89,223**

### 5 MILE RADIUS:



Total Population: **158,363**

Households: **67,764**

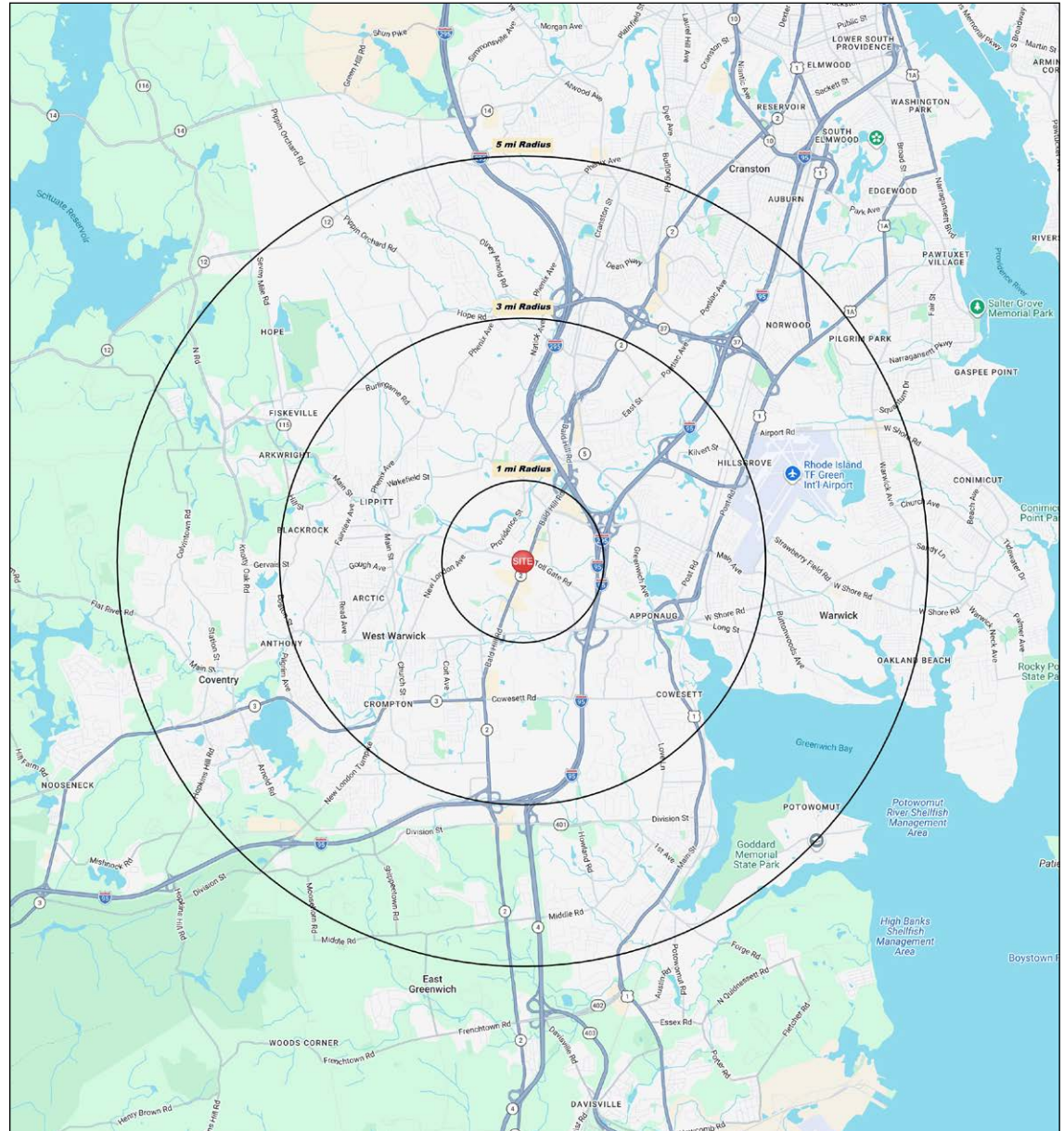
Daytime Population: **129,647**

Median Age: **42.9**



Average Household Income: **\$123,702**

Median Household Income: **\$99,086**



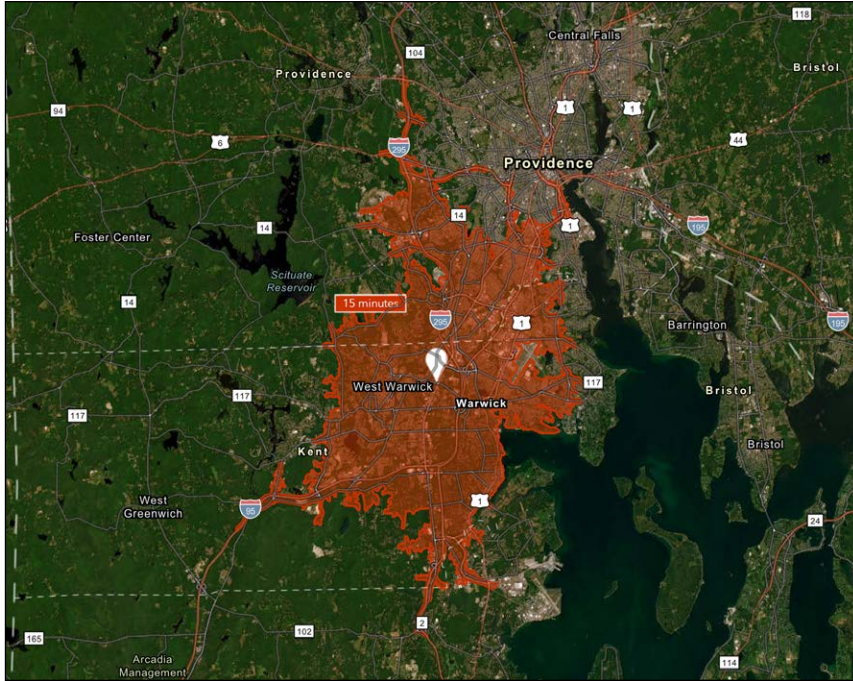
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**15 MINUTE DRIVE TIME**



## KEY FACTS

**188,297**

Population

**43.6**

Median Age

**\$90,374**

Median Household Income

**202,065**

Daytime Population

## TAPESTRY SEGMENTS

### Dreambelt

13,900 households

#### Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

#### Household Types

Married couples

#### Typical Housing

Single Family

### City Greens

8,261 households

#### Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

#### Household Types

Married couples;  
singles living alone

#### Typical Housing

Single Family

### Retirement Communities

7,980 households

#### Socioeconomic Traits

Nationwide suburban neighborhoods with many seniors and single households. Residents rely on retirement, investments, and wages, working in professional fields. Homes vary, with above-average net worth and higher-than-average rent prices.

#### Household Types

Singles living alone; married couples with no kids

#### Typical Housing

Multi-Units

## TOTAL RETAIL SALES

Includes F&B



**\$2,111,721,356**

## EDUCATION

Bachelor's Degree or Higher



**35%**

## OWNER OCCUPIED HOME VALUE

Average



**\$434,849**

## ANNUAL HOUSEHOLD SPENDING

**\$4,111**

Eating Out

**\$2,468**

Apparel & Services

**\$7,496**

Groceries

**\$233**

Computer & Hardware

**\$7,842**

Health Care



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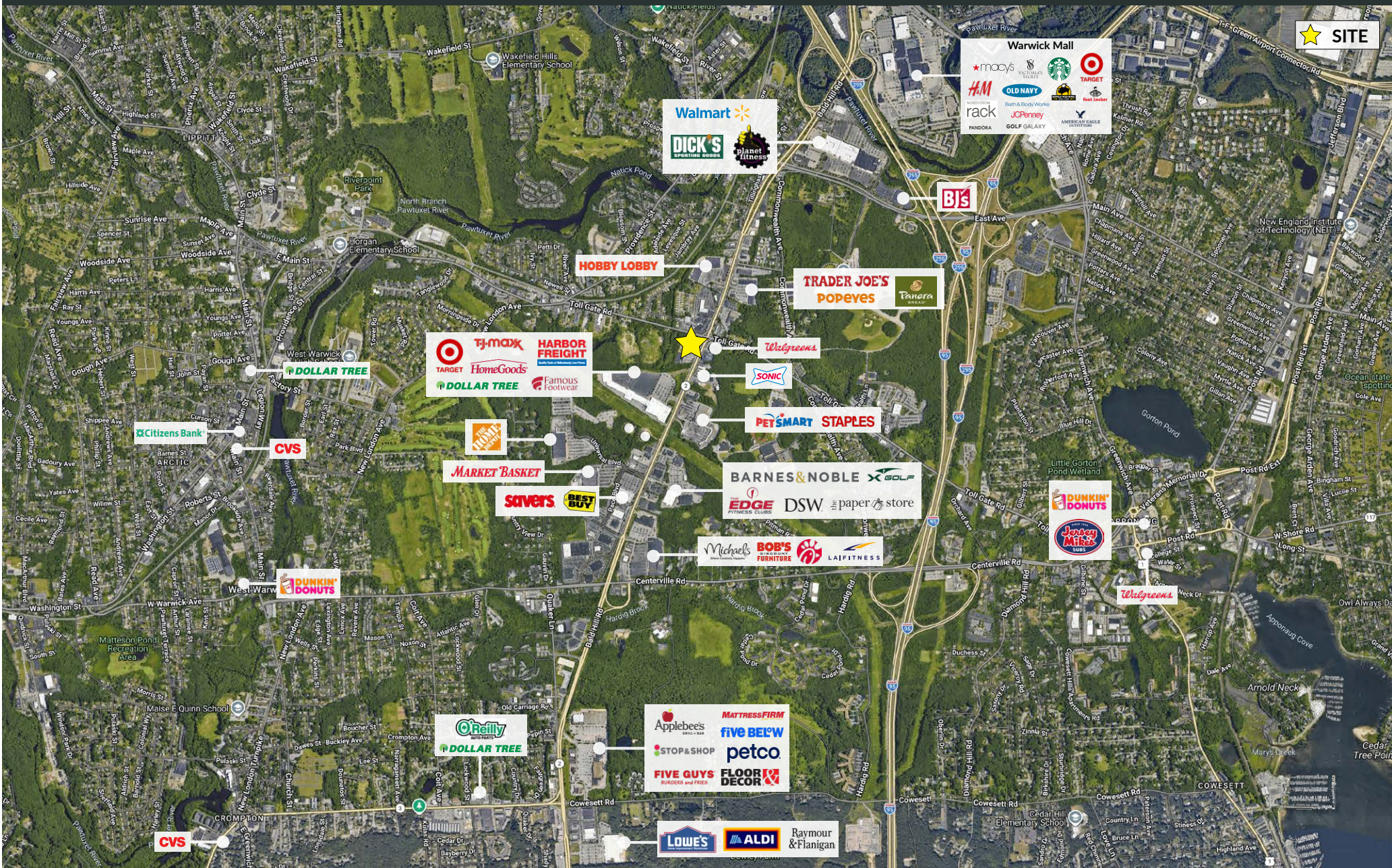


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