

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	4,895	71,032	158,476
MEDIAN HH INC	\$80,626	\$90,744	\$102,519
AVERAGE HH INC	\$116,314	\$115,629	\$130,541



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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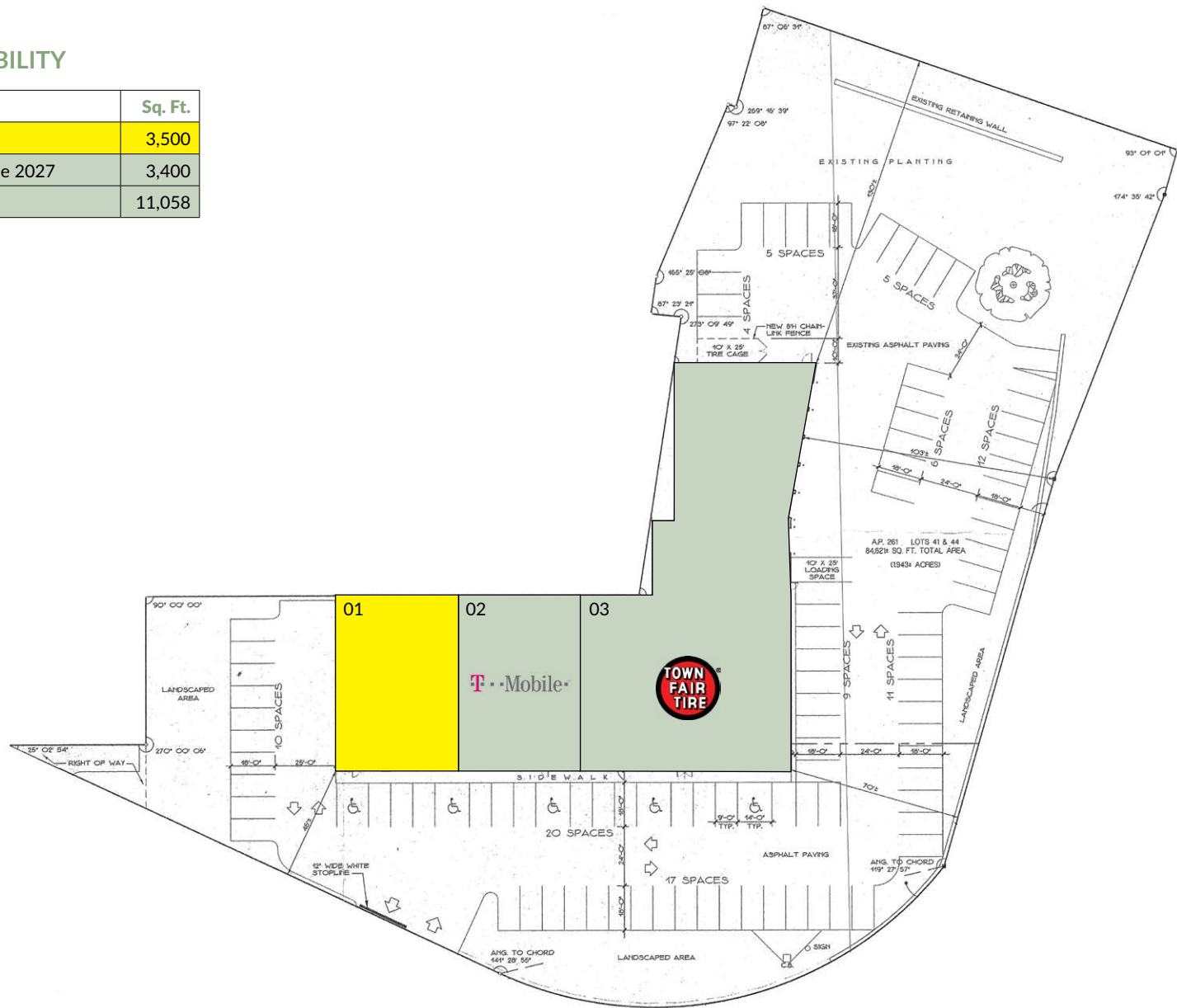
WILL LEVENDUSKY | 978.778.6057 | WilliamL@CharterRealty.com

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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



Daniel Zelson, of Charter Realty Company of RI, Licensed Real Estate Broker
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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **4,895**

Households: **2,348**

Daytime Population: **8,862**

Median Age: **41.2**



Average Household Income: **\$116,314**

Median Household Income: **\$80,626**

3 MILE RADIUS:



Total Population: **71,032**

Households: **31,480**

Daytime Population: **67,133**

Median Age: **41.8**



Average Household Income: **\$115,629**

Median Household Income: **\$90,744**

5 MILE RADIUS:



Total Population: **158,476**

Households: **68,394**

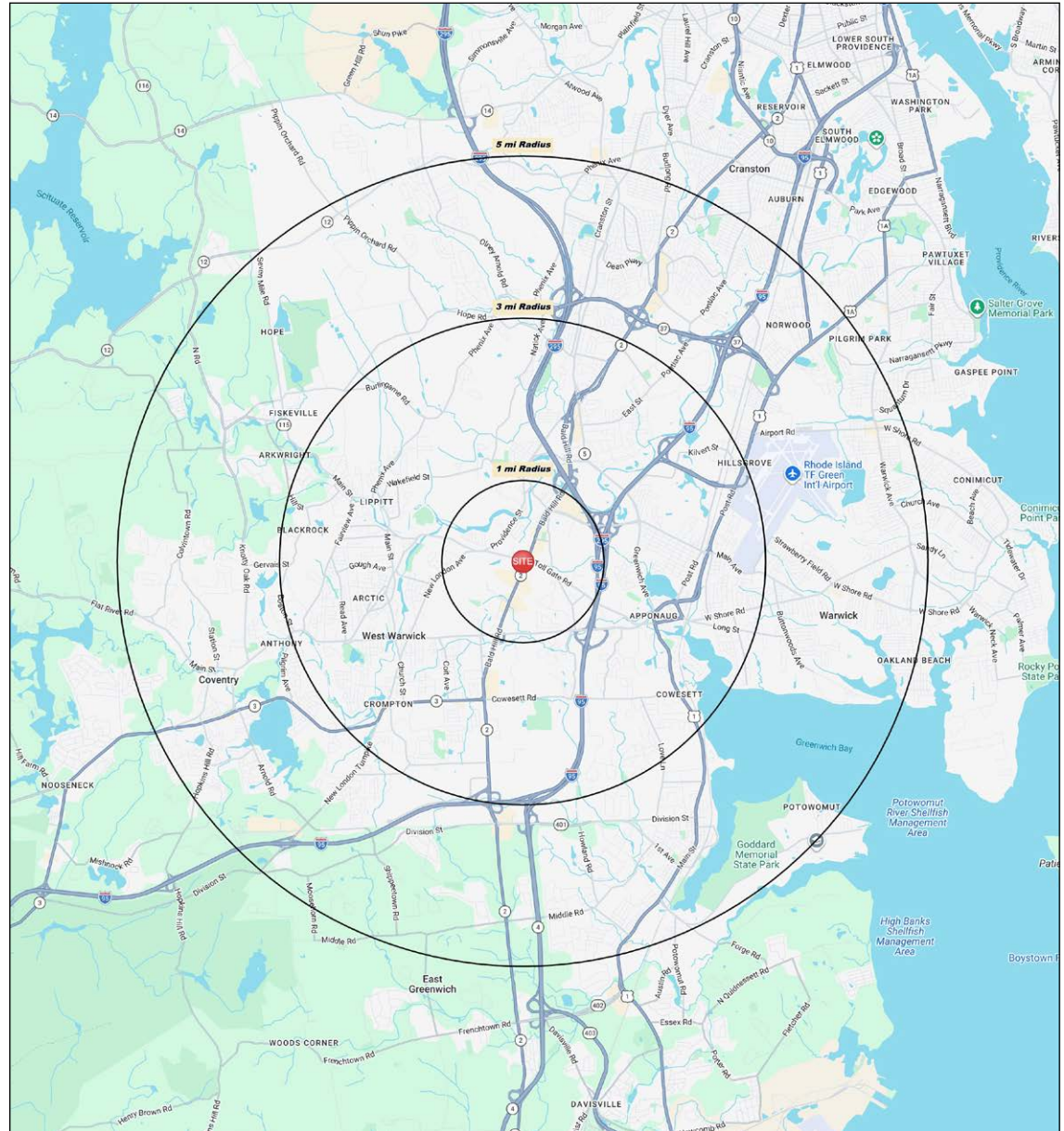
Daytime Population: **133,362**

Median Age: **42.9**



Average Household Income: **\$130,541**

Median Household Income: **\$102,519**



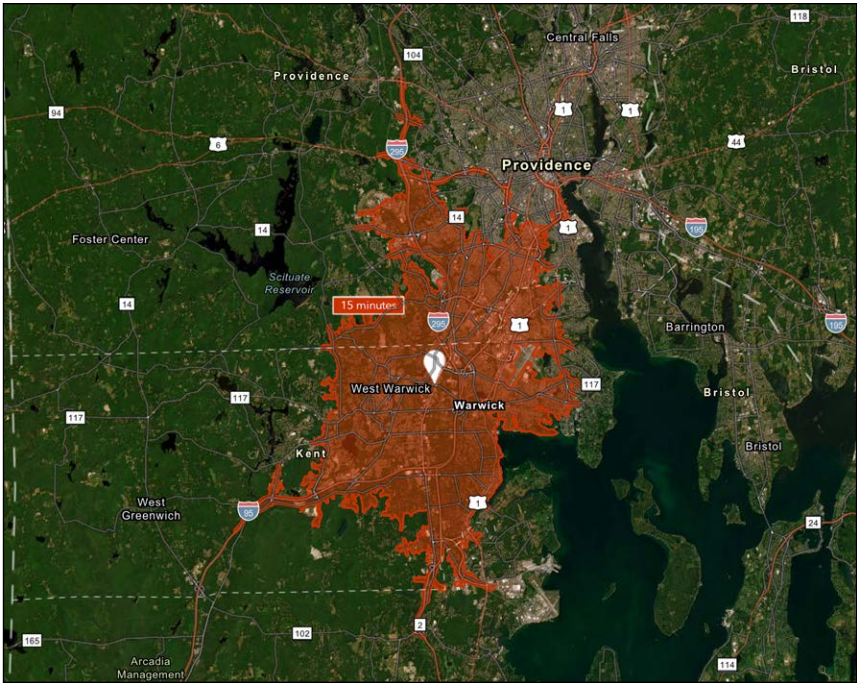
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15 MINUTE DRIVE TIME



KEY FACTS

188,297

Population

\$90,374

Median Household Income

43.6

Median Age

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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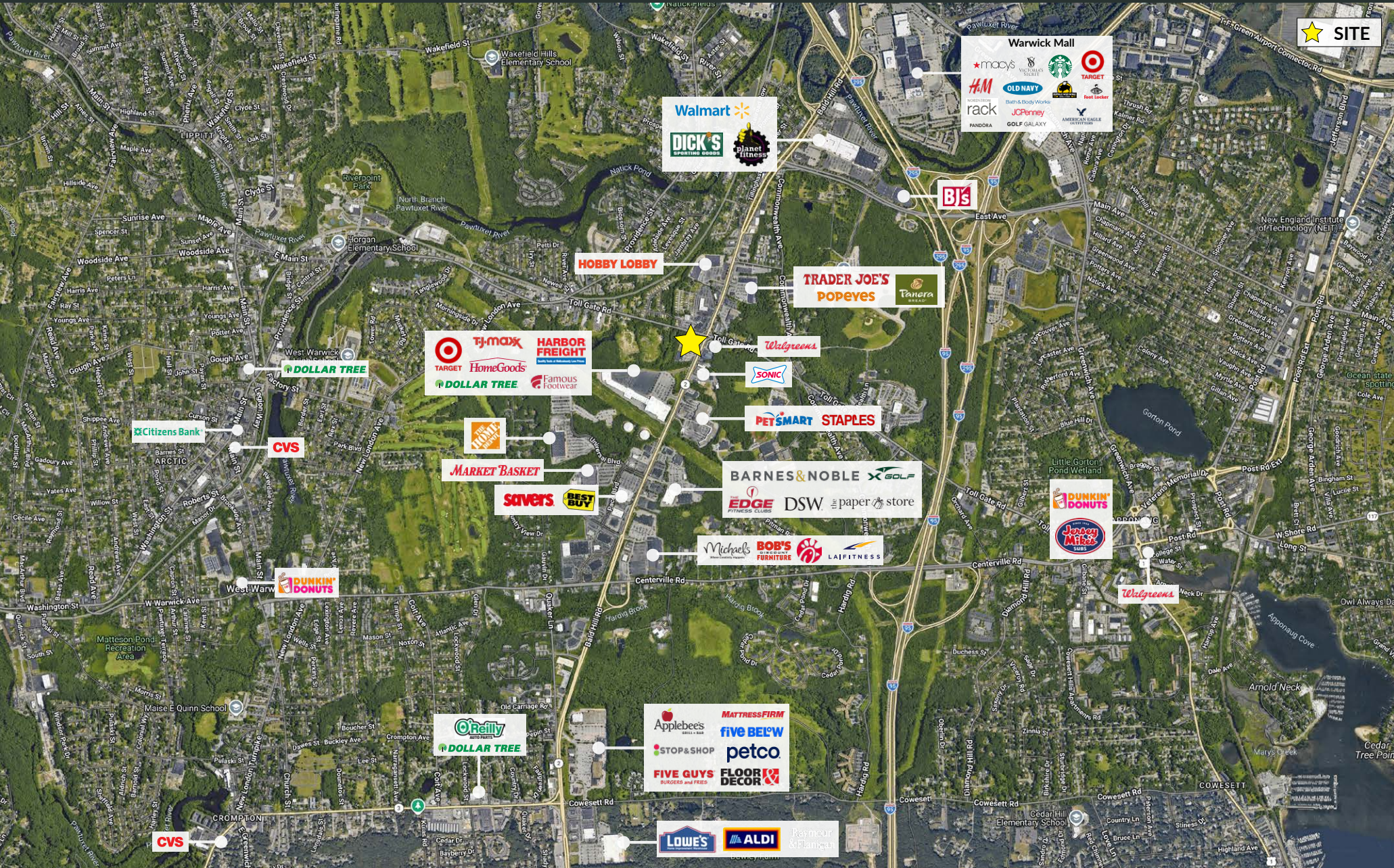
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