

MIDLAND COMMONS

650 BALD HILL RD | WARWICK, RI

AVAILABLE 5,000 - 18,686 SF (POTENTIAL EXPANSION SPACE)

PROPERTY OWNED BY

BRASSWATER



PROPERTY INFORMATION

- 5,000 – 18,686 SF available (Potential Expansion Space)
- Join Walmart, Dick's Sporting Goods, Raymour & Flanigan, Kohl's, At Home, Burlington Coat Factory and Planet Fitness
- Other retailers in the immediate trade area include: Macy's, Target, Nordstrom Rack, Jordan's Furniture, JC Penney, Showcase Cinema Deluxe, Golf Galaxy, Trader Joe's, Market Basket (Under Construction), TJ Maxx, Duluth Trading and more

SPACE DETAILS

- Available 5,000 sf - 18,686 sf

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,760	65,573	181,716
MEDIAN HH INC	\$79,170	\$91,952	\$98,674
AVERAGE HH INC	\$107,212	\$117,010	\$125,495



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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LOWER LEVEL

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	5,000
02	Available	18,686 (Divisible)



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The floor plan shows a large retail space with several distinct areas:

- Zone 1 (Yellow):** A rectangular area in the top left, labeled "1".
- Zone 2 (Yellow):** A large rectangular area in the top center, labeled "2".
- Potential Expansion Space (Light Yellow):** Two areas: one to the left of Zone 2 and one below Zone 2.
- Grey Area:** A large area on the right side of the plan, featuring the "Burlington" logo in red.
- Grey Vertical Strips:** Two vertical strips on the far left and far right, both labeled "(NOT OWNED)".
- Left Strip Labels:** The leftmost grey strip contains the text "Raymour & Flanigan FURNITURE | MATTRESSES" and "FURNITURE | MATTRESSES".
- Right Strip Label:** The rightmost grey strip contains the "Walmart" logo.
- Dimensions:** A horizontal dimension of "392' - 11\"" is shown at the top. A vertical dimension of "30' - 2 1/2\"" is shown near a small room labeled "TENANT E COMPACTOR AREA".
- Grid:** The plan is overlaid with a grid. Horizontal labels on the left include A, B, C, D, E, F, G, H, J, L, M, N, P, Q, R. Vertical labels at the top include 1, 2, 2.2, 3, 3.65, 4, 4.9, 5, 5.9, 6, 7, 8, 9, 10, 11, 12, 12.1, 13, 14.
- Legend:** A small table in the bottom left corner shows:

Sq. Ft.
5,000
18,686

#	TENANT	Sq. Ft.
01	Available	5,000
02	Available	18,686



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

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UPPER LEVEL



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **6,760**

Households: **3,373**

Daytime Population: **8,840**

Median Age: **42.2**



Average Household Income: **\$107,212**

Median Household Income: **\$79,170**

3 MILE RADIUS:



Total Population: **65,573**

Households: **28,531**

Daytime Population: **73,097**

Median Age: **42.2**



Average Household Income: **\$117,010**

Median Household Income: **\$91,952**

5 MILE RADIUS:



Total Population: **181,716**

Households: **78,449**

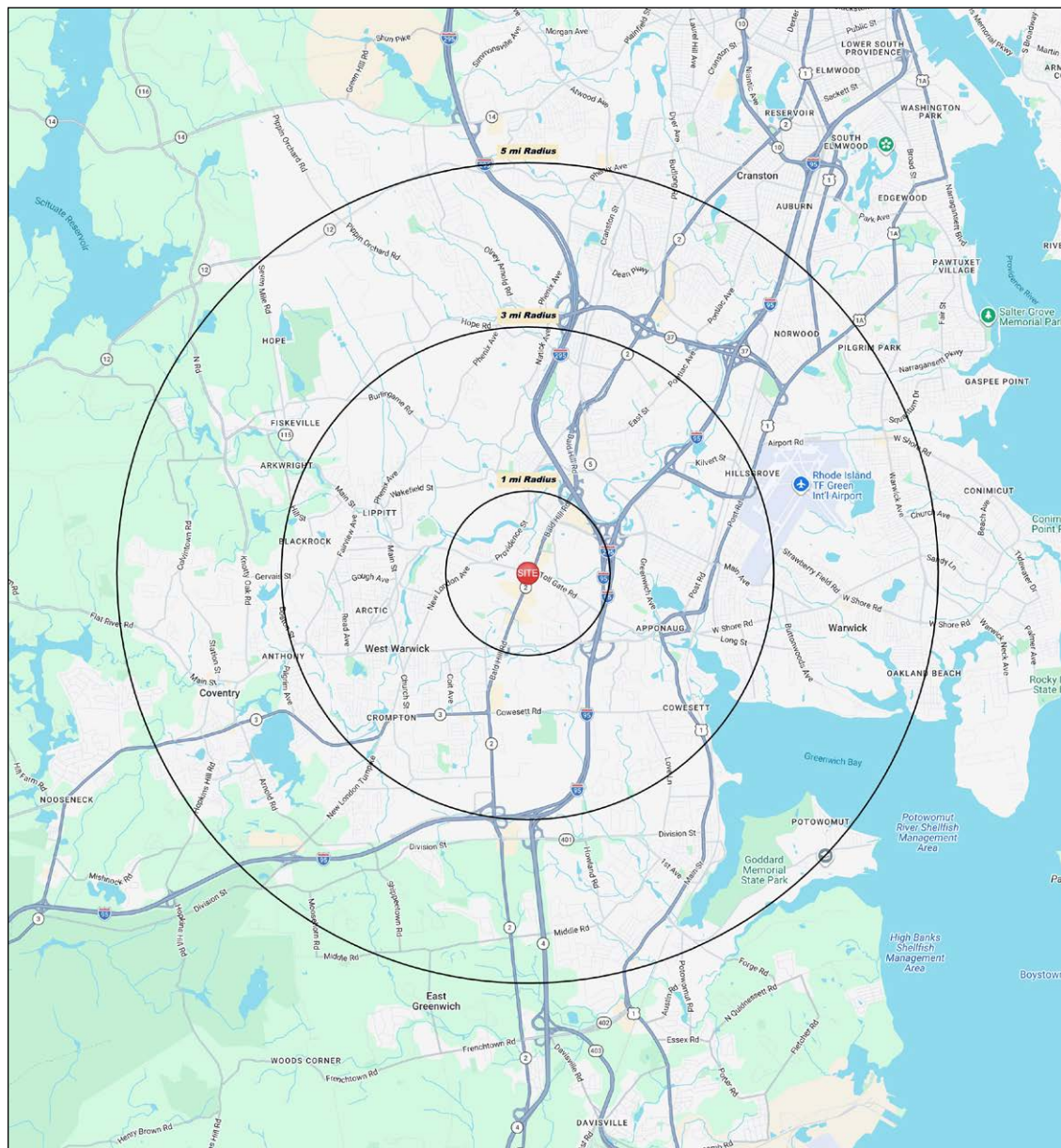
Daytime Population: **151,426**

Median Age: **42.3**



Average Household Income: **\$125,495**

Median Household Income: **\$98,674**



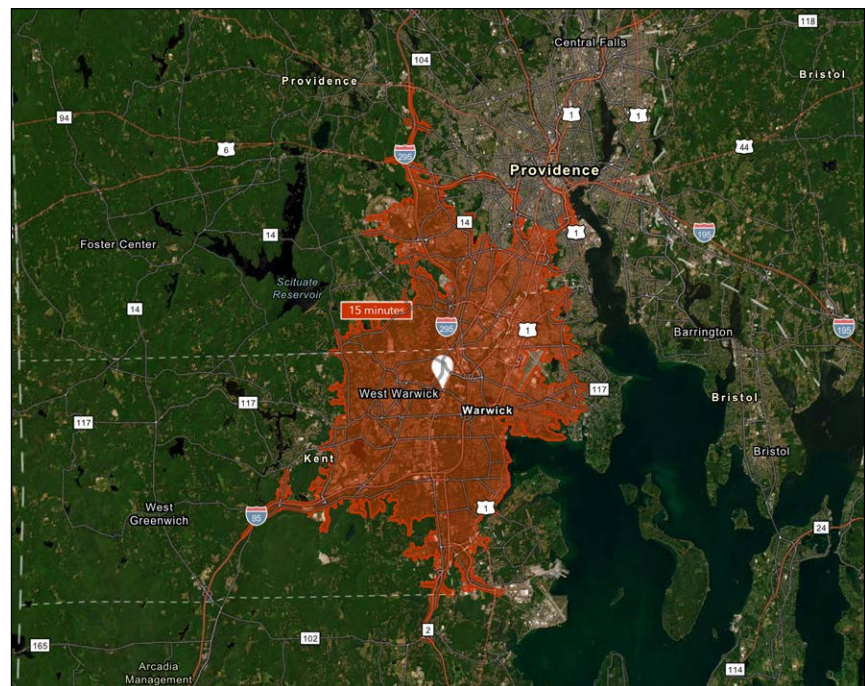
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15 MINUTE DRIVE TIME



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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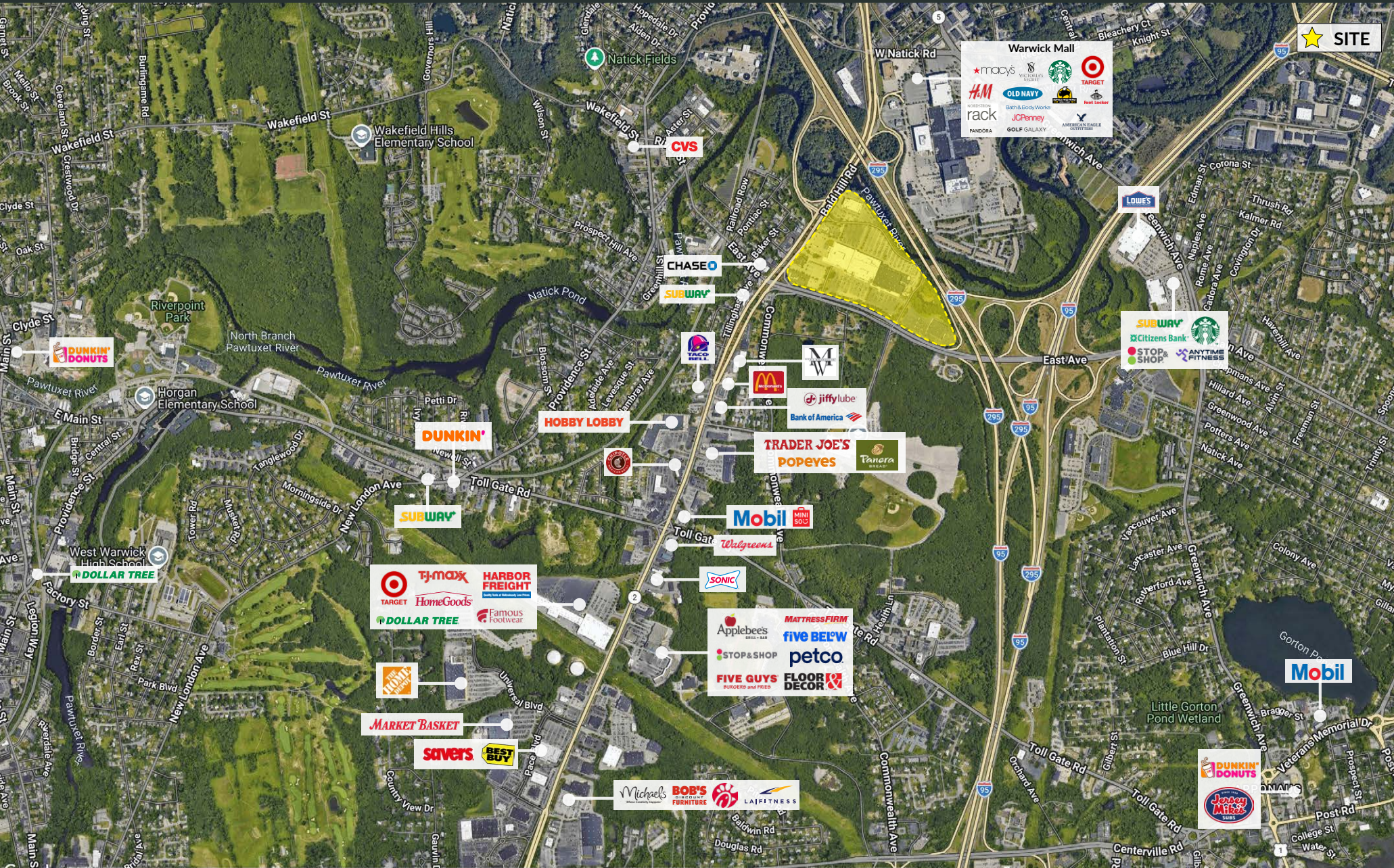
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