

Raymour & Flanigan®

REAL ESTATE

OVER 13 MILLION SQUARE FEET
OF REAL ESTATE SPACE

WARWICK, RI

650 BALD HILL ROAD, WARWICK, RI 02886



PROPERTY TYPE

Retail

AVAILABLE SQUARE FOOTAGE

10,124 SF

PRICE PER SQUARE FOOT

Negotiable NNN

NETS

\$1.95 CAM

\$1.75 RET

\$0.35 INS

\$4.05 Total

TRAFFIC COUNT

45,000 ADT

Great opportunity in central Warwick with easy access and high visibility. Located near Warwick Mall on Route 113, close to the intersection of I-95 and I-295. Average daily traffic count approaches 45,000. Fast growing population base with high average income. Also features a prominent pylon opportunity. Local leading retailers include Kohl's, Walmart, Burlington, Dick's Sporting Goods, At Home and Raymour & Flanigan.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,999	176,168	537,409
AVG HH Income	\$69,797	\$80,904	\$77,181
Total HH	2,967	72,477	209,386

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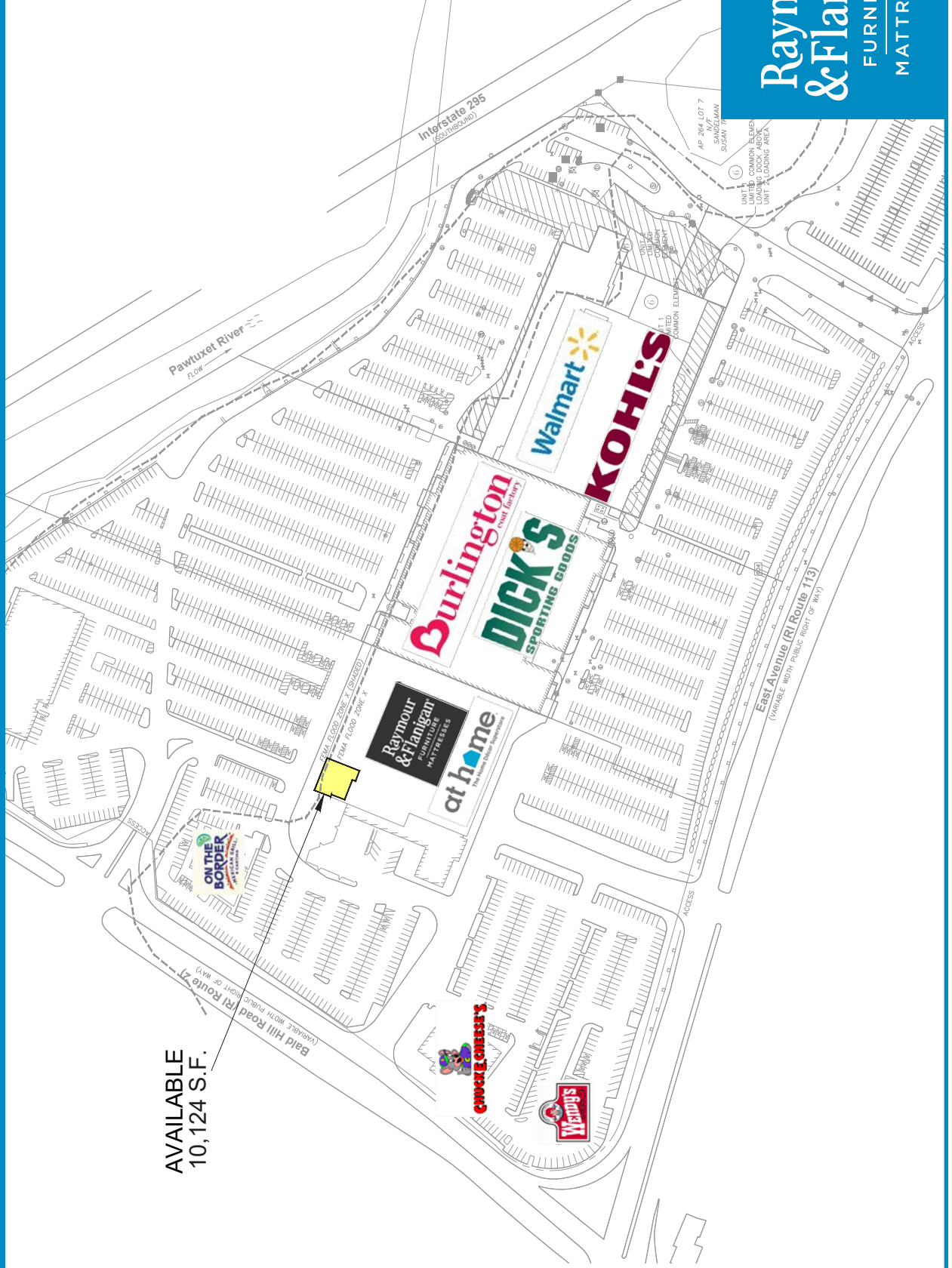
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FURNITURE
MATTRESSES