

Subject Shopping Center

Salt Pond Shopping Center

SHOPPING CENTER

Type:	Community Center	Land Acres:	35.38 AC
Name	Salt Pond Shopping Center	# of Properties:	1
GLA:	185,430 SF	Year Built/Renov	Built 1987
Anchor GLA:	130,278 SF	Levels:	1
Available Spaces:	4	Location Score:	Good Location (55)
% Leased	91.65%	Walk Score®:	Car-Dependent (46)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	Stop & Shop, Dollar Tree, Marshalls/HomeGoods		
Parking	1,009 Surface Spaces are available; Ratio of 5.44/1000 SF		
Features:	Pylon Sign, Restaurant, Signalized Intersection		
Frontage:	Route 1		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
91 Point Judith Rd	Retail	Direct	Vacant	3,540	3,540	Withheld	52 mo	52 mo
91 Point Judith Rd	Retail	Direct	Vacant	2,500	9,000	Withheld	52 mo	52 mo
91 Point Judith Rd	Retail	Direct	Vacant	1,610	1,610	Withheld	33 mo	33 mo
91 Point Judith Rd	Retail	Direct	Vacant	1,330	1,330	Withheld	2 mo	2 mo
All Spaces				8,980	9,000	-		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
 91 Point Judith Rd ★★★★★	1987/-	185,430	Stop & Shop Dollar Tree Marshalls/Home...	4	8.3%	8.3%	\$20-24 (Est.)



1 91 Point Judith Rd



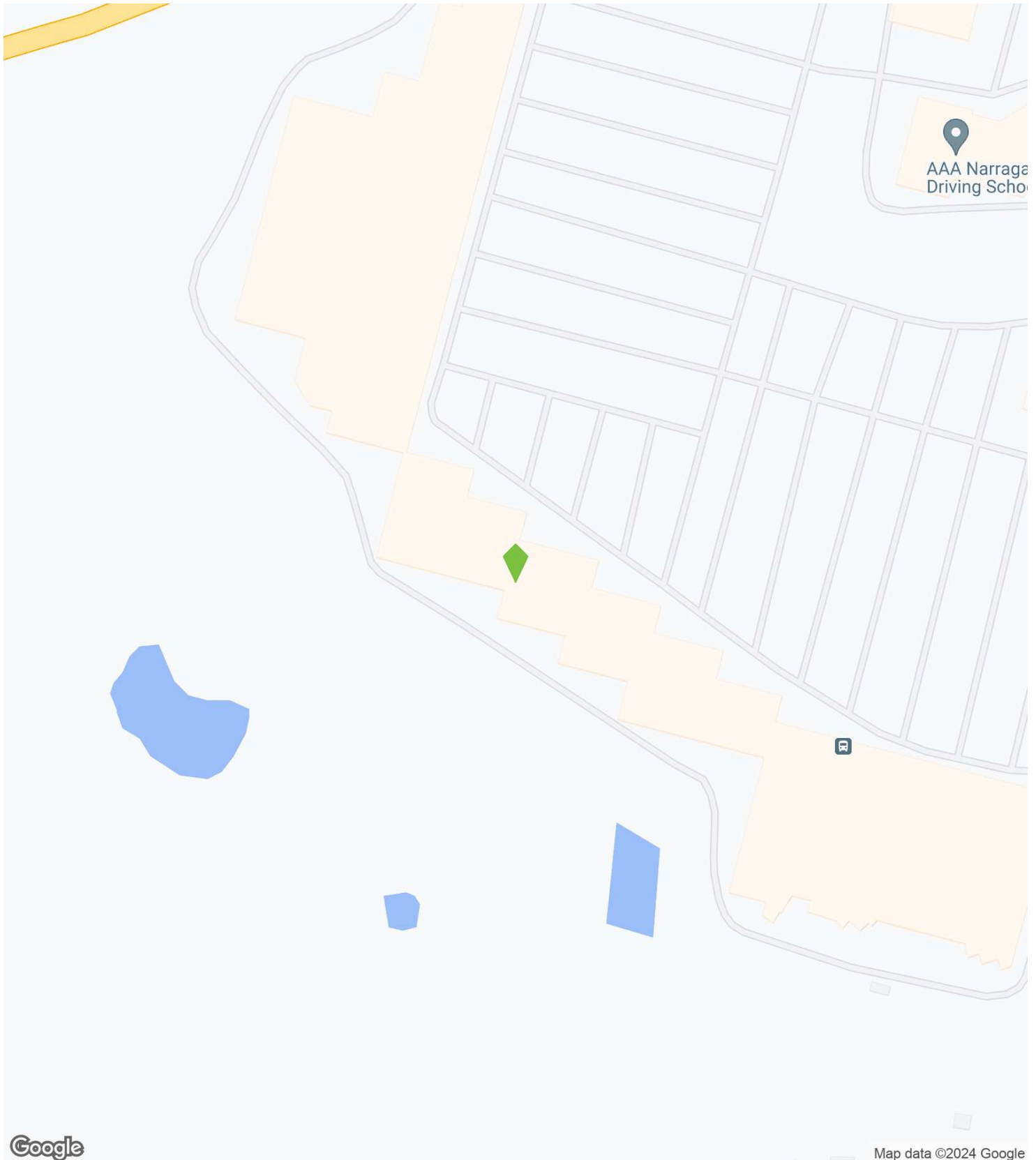
185,430 SF, Built 1987
17 Tenants, Vacancy 8.3%
15,480 SF / 4 Spaces Avail
Rent/SF - \$20-24 (Est.)



Subject Shopping Center

Salt Pond Shopping Center

SHOPPING CENTER PROPERTIES



Subject Shopping Center

Salt Pond Shopping Center

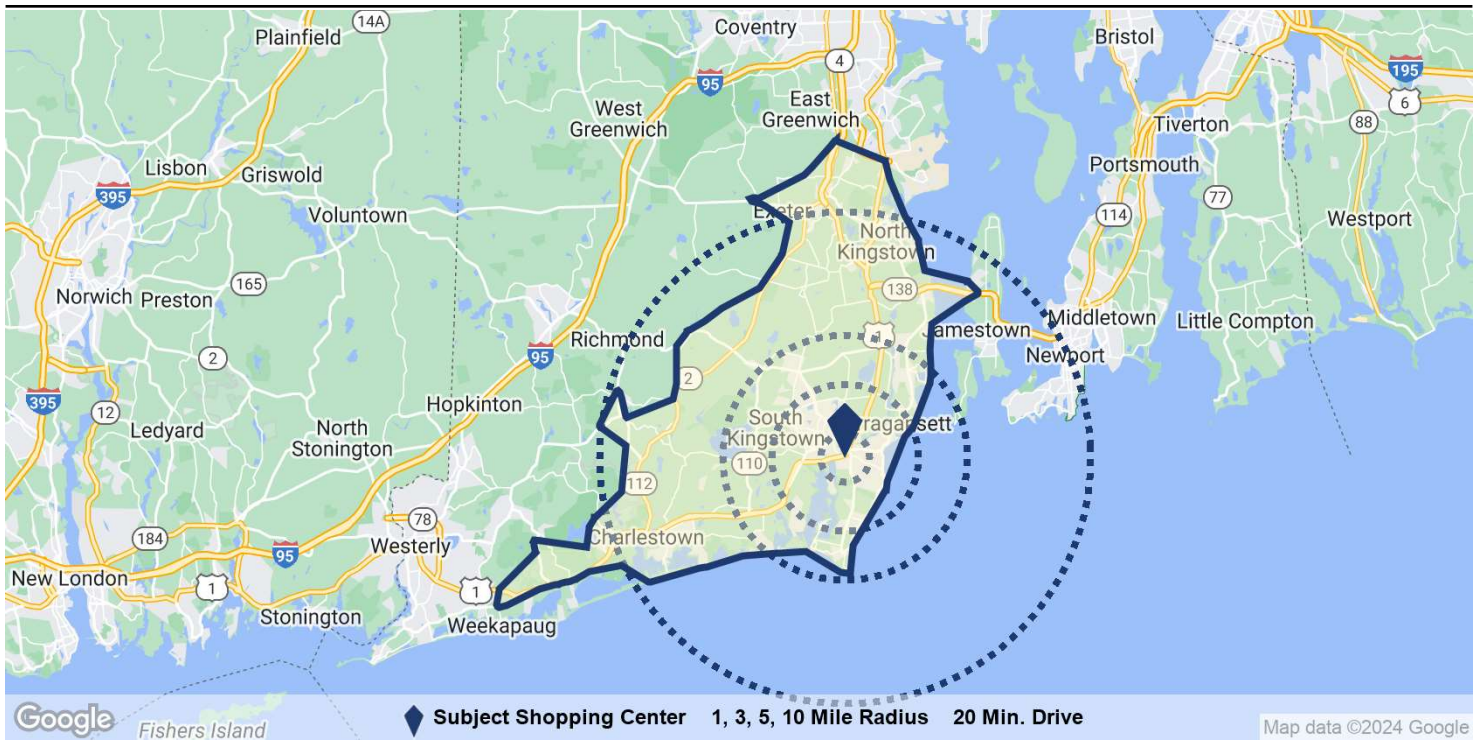
TENANTS

1	91 Point Judith Rd	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Stop & Shop	Supermarket	60,853	Yes	Nov 2005	-
	Marshalls/HomeGoods	Dept Store	56,650	Yes	Jul 2008	-
	Dollar Tree	Dollar/Variety/Thrift	12,775	Yes	Jun 2008	-
	West Marine	Sporting Goods	8,230	Yes	Nov 2005	-
	Pet Supplies Plus	Pet Shop/Supplies	7,357	Yes	Apr 2018	Mar 2028
	Your Blue Store	-	7,060	No	Apr 2023	Apr 2028
	Anytime Fitness	Fitness	6,000	Yes	Mar 2011	-
	T's Restaurant	Restaurant	4,800	No	Jul 2011	-
	Colvitto's Pizza & Bakery	Restaurant	3,279	No	Jul 2006	-
	The UPS Store	Business/Copy/Postal Services	3,272	Yes	Apr 2008	-
	Create! Color Art Studio	Art/Crafts	2,800	No	Mar 2018	-
	Citizens Bank Supermarket Branch	Bank	2,000	Yes	Aug 2021	-
	Visionworks	Optical	1,819	Yes	Aug 2007	-
	Precision Watch Jewelry	Other Services	1,152	No	Nov 2009	-
	Ocean State Dry Cleaning	Laundry	900	No	Oct 2014	-
	Exodus Construction	Real Estate	500	No	Jul 2021	-
	Sea Superiority Support Services	Other Services	500	No	Jan 2024	-

AERIAL VIEW



DEMOGRAPHICS

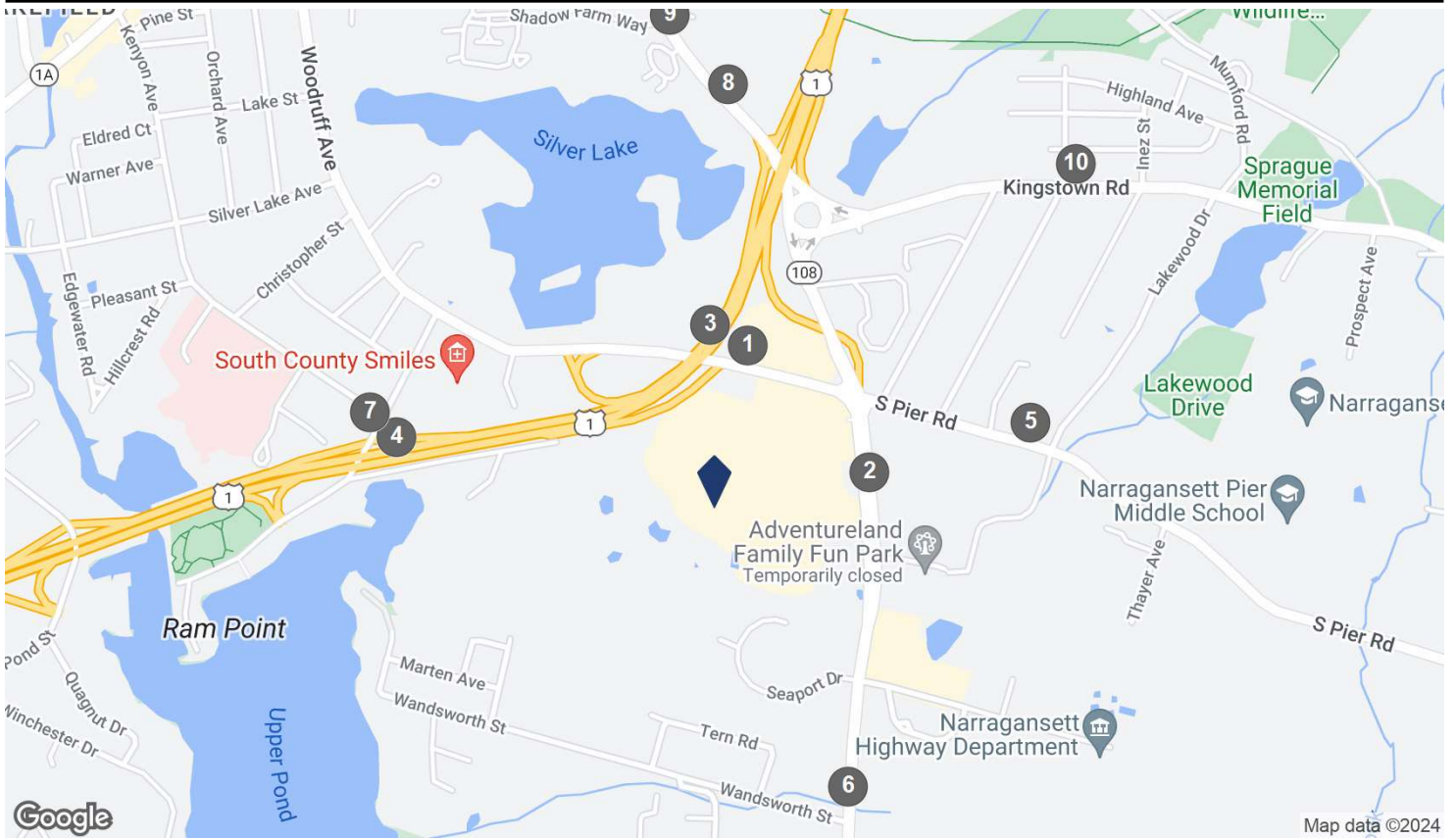


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	2,990	20,115	42,016	89,562	76,799
5 Yr Growth	3.7%	3.8%	3.8%	3.4%	1.0%
Median Age	46	42	38	43	42
5 Yr Forecast	44	42	39	42	42
White / Black / Hispanic	95% / 2% / 2%	93% / 2% / 3%	92% / 2% / 4%	93% / 2% / 4%	93% / 2% / 3%
5 Yr Forecast	95% / 2% / 2%	93% / 2% / 3%	92% / 2% / 4%	93% / 2% / 4%	93% / 2% / 4%
Employment	5,821	13,371	20,953	46,386	38,367
Buying Power	\$138.3M	\$769M	\$1.6B	\$3.4B	\$2.9B
5 Yr Growth	7.8%	7.4%	6.8%	5.9%	2.3%
College Graduates	47.1%	47.6%	50.3%	50.2%	52.5%
Household					
Households	1,334	8,504	15,569	34,570	30,026
5 Yr Growth	3.7%	3.9%	4.4%	3.8%	1.0%
Median Household Income	\$103,661	\$90,429	\$101,050	\$99,492	\$97,849
5 Yr Forecast	\$107,797	\$93,509	\$103,416	\$101,474	\$99,067
Average Household Income	\$123,900	\$112,716	\$119,172	\$120,435	\$123,582
5 Yr Forecast	\$126,536	\$114,493	\$120,753	\$121,909	\$124,947
% High Income (>\$75K)	58%	55%	59%	60%	62%
Housing					
Median Home Value	\$399,050	\$421,526	\$435,871	\$433,381	\$479,229
Median Year Built	1970	1974	1975	1972	1977
Owner / Renter Occupied	62% / 38%	61% / 39%	65% / 35%	69% / 31%	73% / 27%

Subject Shopping Center

Salt Pond Shopping Center

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Woodruff Avenue		13,936	2022	0.19 mi
2 Point Judith Road		20,921	2022	0.20 mi
3 Post Road Freeway		23,999	2022	0.21 mi
4 Commodore Perry Highway		21,762	2022	0.42 mi
5 South Pier Road		7,938	2022	0.42 mi
6 Point Judith Rd	Gull Rd - S	17,107	2022	0.43 mi
7 Salt Pond Road	Gull Rd - S	2,226	2022	0.46 mi
8 Kingstown Road	Shadow Farm Way - NW	12,052	2018	0.52 mi
9 Kingstown Rd	Shadow Farm Way - NW	11,614	2022	0.62 mi
10 Kingstown Road	Prospect Ave - E	4,647	2018	0.63 mi



Demographics

Salt Pond Shopping Center

91 Point Judith Rd

185,430 SF Community Center

Narragansett, RI 02882 - Washington County Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



Income & Spending Demographics

Salt Pond Shopping Center

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2023 Households by HH Income	1,333		8,504		15,570		30,026	
<\$25,000	185	13.88%	1,300	15.29%	2,027	13.02%	4,167	13.88%
\$25,000 - \$50,000	285	21.38%	1,790	21.05%	2,681	17.22%	3,716	12.38%
\$50,000 - \$75,000	90	6.75%	738	8.68%	1,685	10.82%	3,534	11.77%
\$75,000 - \$100,000	92	6.90%	687	8.08%	1,320	8.48%	3,935	13.11%
\$100,000 - \$125,000	99	7.43%	831	9.77%	1,715	11.01%	3,697	12.31%
\$125,000 - \$150,000	130	9.75%	939	11.04%	1,714	11.01%	2,539	8.46%
\$150,000 - \$200,000	228	17.10%	1,026	12.06%	2,132	13.69%	3,230	10.76%
\$200,000+	224	16.80%	1,193	14.03%	2,296	14.75%	5,209	17.35%
2023 Avg Household Income	\$123,900		\$112,716		\$119,172		\$123,582	
2023 Med Household Income	\$103,661		\$90,429		\$101,050		\$97,849	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$50.5M		\$310M		\$597.5M		\$1.2B	
Total Apparel	\$2.4M	4.75%	\$15M	4.84%	\$29M	4.85%	\$53.9M	4.66%
Women's Apparel	\$1M	1.98%	\$6.2M	1.99%	\$11.7M	1.96%	\$22M	1.91%
Men's Apparel	\$508.6K	1.01%	\$3.2M	1.02%	\$6.1M	1.02%	\$11.5M	1.00%
Girl's Apparel	\$147K	0.29%	\$938.2K	0.30%	\$1.9M	0.31%	\$3.4M	0.29%
Boy's Apparel	\$100.2K	0.20%	\$657.8K	0.21%	\$1.3M	0.22%	\$2.4M	0.21%
Infant Apparel	\$91.8K	0.18%	\$611.5K	0.20%	\$1.3M	0.21%	\$2.2M	0.19%
Footwear	\$551.3K	1.09%	\$3.5M	1.12%	\$6.7M	1.12%	\$12.3M	1.07%

Total Entertainment & Hobbies	\$7.4M	14.66%	\$44.5M	14.37%	\$85.6M	14.32%	\$166.1M	14.36%
Entertainment	\$966.1K	1.91%	\$5.4M	1.74%	\$10.6M	1.77%	\$20.4M	1.76%
Audio & Visual Equipment/Service	\$1.6M	3.25%	\$10.2M	3.29%	\$19.2M	3.21%	\$37.3M	3.22%
Reading Materials	\$139.2K	0.28%	\$834.3K	0.27%	\$1.6M	0.27%	\$3.1M	0.27%
Pets, Toys, & Hobbies	\$1.4M	2.74%	\$8.4M	2.72%	\$16.1M	2.69%	\$30.8M	2.66%
Personal Items	\$3.3M	6.48%	\$19.7M	6.36%	\$38.2M	6.38%	\$74.6M	6.45%

Total Food and Alcohol	\$13.1M	26.02%	\$81.9M	26.43%	\$156.4M	26.18%	\$299.8M	25.92%
Food At Home	\$6.6M	12.97%	\$41.6M	13.42%	\$79.1M	13.24%	\$152.5M	13.18%
Food Away From Home	\$5.6M	10.99%	\$34M	10.97%	\$65.2M	10.92%	\$124.5M	10.76%
Alcoholic Beverages	\$1M	2.06%	\$6.3M	2.04%	\$12.1M	2.02%	\$22.8M	1.97%

Total Household	\$8.5M	16.90%	\$51.2M	16.53%	\$100M	16.73%	\$197.2M	17.05%
House Maintenance & Repair	\$1.6M	3.23%	\$10M	3.22%	\$19.6M	3.28%	\$41.9M	3.62%
Household Equip & Furnishings	\$3.2M	6.36%	\$19.4M	6.25%	\$37.3M	6.24%	\$72.1M	6.23%
Household Operations	\$2.5M	4.99%	\$15.1M	4.86%	\$29.7M	4.97%	\$57.3M	4.95%
Housing Costs	\$1.2M	2.32%	\$6.8M	2.20%	\$13.4M	2.24%	\$25.9M	2.24%

Income & Spending Demographics

Salt Pond Shopping Center

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$12.8M	25.27%	\$79.6M	25.67%	\$153M	25.60%	\$296.2M	25.61%
Vehicle Purchases	\$6.3M	12.44%	\$39.8M	12.82%	\$76.6M	12.82%	\$148.3M	12.82%
Gasoline	\$2.8M	5.53%	\$17.6M	5.69%	\$33.5M	5.61%	\$64.9M	5.62%
Vehicle Expenses	\$297.4K	0.59%	\$1.7M	0.56%	\$3.5M	0.59%	\$7.2M	0.63%
Transportation	\$1.7M	3.45%	\$10.3M	3.33%	\$20.1M	3.36%	\$38.4M	3.32%
Automotive Repair & Maintenance	\$1.7M	3.27%	\$10.1M	3.27%	\$19.3M	3.22%	\$37.3M	3.22%
Total Health Care	\$2.5M	4.92%	\$15.2M	4.90%	\$29.1M	4.87%	\$58.2M	5.03%
Medical Services	\$1.5M	2.88%	\$8.9M	2.87%	\$17.1M	2.86%	\$34.4M	2.98%
Prescription Drugs	\$752.2K	1.49%	\$4.6M	1.49%	\$8.7M	1.46%	\$17.4M	1.51%
Medical Supplies	\$279K	0.55%	\$1.7M	0.55%	\$3.2M	0.54%	\$6.4M	0.55%
Total Education/Day Care	\$3.8M	7.48%	\$22.5M	7.26%	\$44.5M	7.45%	\$85.2M	7.37%
Education	\$2.3M	4.65%	\$14.1M	4.54%	\$27.9M	4.67%	\$53.6M	4.64%
Fees & Admissions	\$1.4M	2.83%	\$8.4M	2.72%	\$16.6M	2.78%	\$31.6M	2.73%