



**FOR SALE**  
**2480 Post Road**  
 Warwick, RI 02886

**Building SF: ± 86,000 SF**  
**For Sale: \$8,500,000**

**CLASS 'A' EDUCATIONAL FACILITY**

**Property Highlights:**

- 3-story brick building situated on 6.8 acres with 586 on-site parking spaces
- Located just south of T.F. Green International Airport (+/-4.0 million travelers per year)
- Zoning: General Business (application pending)
- Incredible adaptive re-use potential; HOTEL, ASSISTED LIVING, CORPORATE CAMPUS
- Upside development potential on adjacent land
- High-quality construction
- 2-elevators
- Fully sprinklered
- Updated fire/life safety system
- Traffic: Post Road: 20,100 ADT

Airport Connector Road: 52,300 ADT

Demographics:	1 mile	3 miles	5 miles
Population:	4,604	71,375	183,300
Median HH \$:	\$62,923	\$76,400	\$73,652
Daytime (total):	9,325	65,290	108,156

Source: Sites USA, CoStar



For more information, please contact:

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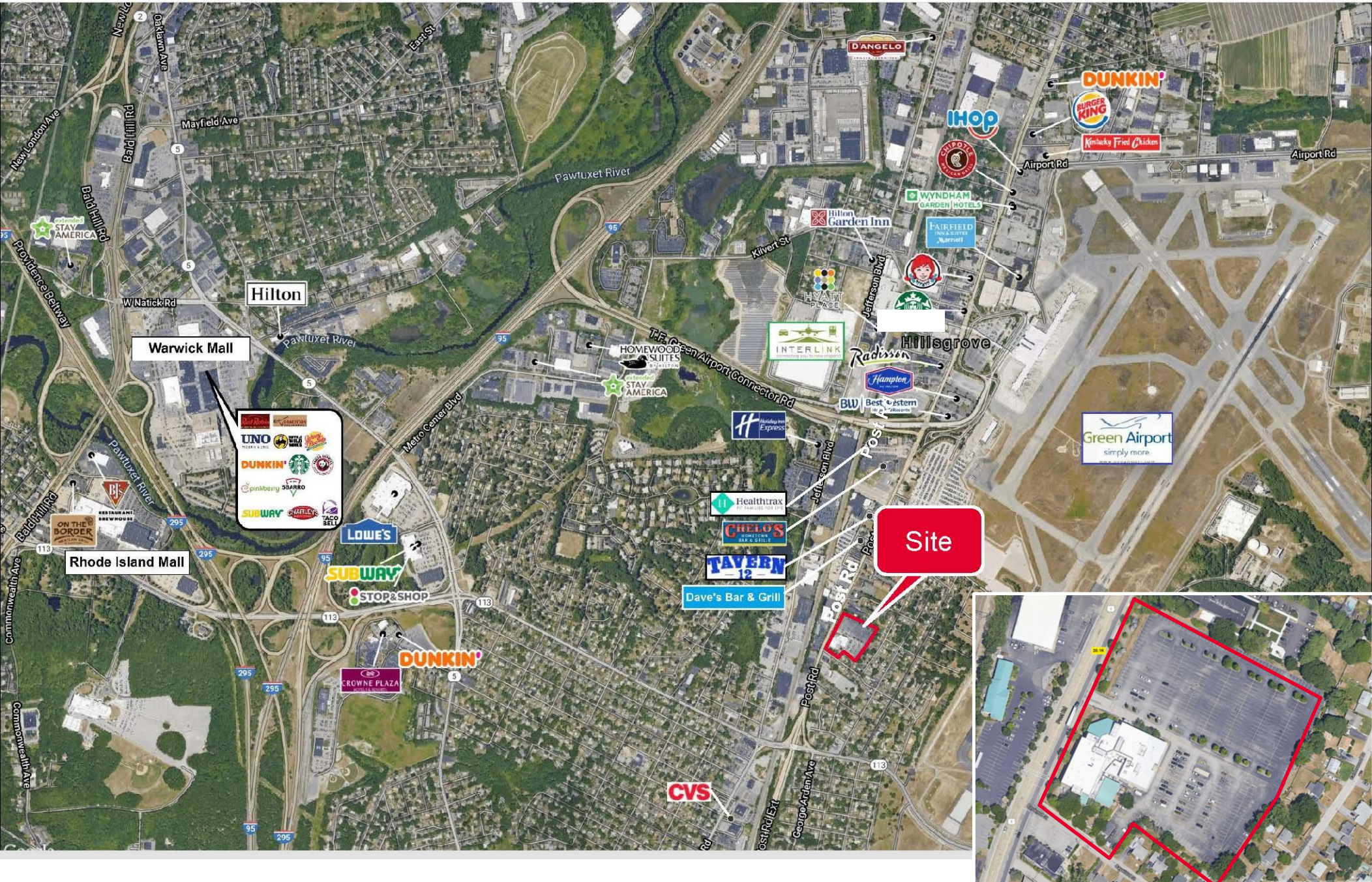
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**HAYES & SHERRY**  
REAL ESTATE SERVICES

**FOR SALE**  
**2480 Post Road**  
Warwick, RI 02886



Hilton

Warwick Mall



Rhode Island Mall

LOWE'S

SUBWAY

STOP & SHOP

DUNKIN'

CROWNE PLAZA

CVS

Site

