

25 Blackstone Valley Place

LINCOLN, RI 02865



SALE BROCHURE

KW COMMERCIAL
47 Valley Road
Middletown, RI 02842

PRESENTED BY:

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OFFICE BUILDING FOR SALE

25 BLACKSTONE VALLEY PLACE

Lincoln, RI 02865



Property Name:	25 Blackstone Valley Place
Property Type:	Office Building
Lot Size:	5.3 AC
Building Size:	79,950 SF
Building Class:	B
Year Built:	1989
Number of Stories:	3

PROPERTY OVERVIEW

25 Blackstone Valley Place is a 79,950 SF office building located in Lincoln, Rhode Island. Built in 1989, the property consists of a three-story, multi-tenant building situated on a 5.3-acre site. The two upper floors are comprised of professional office space with private offices, conference rooms, open space for training or work stations, and large windows providing natural light. The lower level is occupied by long term daycare tenant and on-site cafe. In addition, there are elevators and ample parking in front and rear of building. The property features a wet sprinkler system, one passenger elevator, and 315 parking spaces.

LOCATION OVERVIEW

Blackstone Valley Center is located in the corporate hub of Northern Rhode Island in the town of Lincoln. This building is in the heart of the Amica Campus and is easily accessible from Routes 146 & I-295. 10 Minutes to Providence and 50 minutes to Boston make for easy commutes to both cities.



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RENOVATIONS

- 2018- Replaced 7 Rheem 10 Ton RTU's
- 2017- Replaced 7 Rheem 10 Ton RTU's
- 2016-Replaced 1 Rheem 10 Ton RTU's
- 2015-Replaced 2 Rheem 10 Ton RTU's
- 2014-Replaced 2 Rheem 10 Ton RTU's
- 2013 Replaced 2 Rheem 10 Ton RTU's
- 2015-2016 Solar Panels Installed
- 2008-Roof Replaced

BUILDING DETAILS

- Year Built: 1989
- Parking Spaces: 315 +/-
- Land Area: 5.3 Acres
- Stories: 3
- Foundation: Concrete
- Structural Framing: Steel
- Facade: Brick
- Roof: Flat/Rubber
- HVAC: 21-Rheem 10 Ton RTU
- Fire Protection: Fully Sprinklered

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TENANT OVERVIEW

25 BLACKSTONE VALLEY PLACE

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TENANT OVERVIEW

Company: CVS Health-CVS Pharmacy

Founded: 1963

Total Revenue: \$131 Billion (2017)

Net Income: \$6 Billion (2017)

Headquarters: Woonsocket, Rhode Island

Website: CVS.Com

TENANT HIGHLIGHTS

- 9,800 stores nationwide
- 203,000 employees
- 7th largest US Corporation by revenue (2017)

ABOUT THE TENANT

CVS Pharmacy is a subsidiary of the American retail and health care company CVS Health, headquartered in Woonsocket, Rhode Island. It was also known as, and originally named, the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. The chain was owned by its original holding company Melville Corporation since its inception until its current parent company (CVS Health) was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. Its parent company ranks as the 7th largest U.S. corporation by FY2017 revenues in the Fortune 500. The parent company of CVS Pharmacy's leading competitor ranked 19th for the same time period. CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com

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TENANT OVERVIEW

Company: Cadence Education, Inc.

Founded: 1992

Headquarters: Scottsdale, AZ

Website: WWW.Cadence-Education.Com

ABOUT THE TENANT

Cadence Education, Inc. provides childhood and private elementary education services. The company owns and operates private preschools, elementary and middle schools, Christian-based schools, and Montessori academies in North America. It also provides infant care programs. Cadence Education, Inc. was formerly known as Phoenix Children's Academy Inc. and changed its name to Cadence Education, Inc. in October 2015. The company was founded in 1992 and is based in Scottsdale, Arizona. It has locations in California, Texas, South Carolina, North Carolina, Missouri, Virginia, Nevada, Arizona, Washington, Colorado, Tennessee, Pennsylvania, and Oregon.

TENANT HIGHLIGHTS

- Over 170 locations Nationwide

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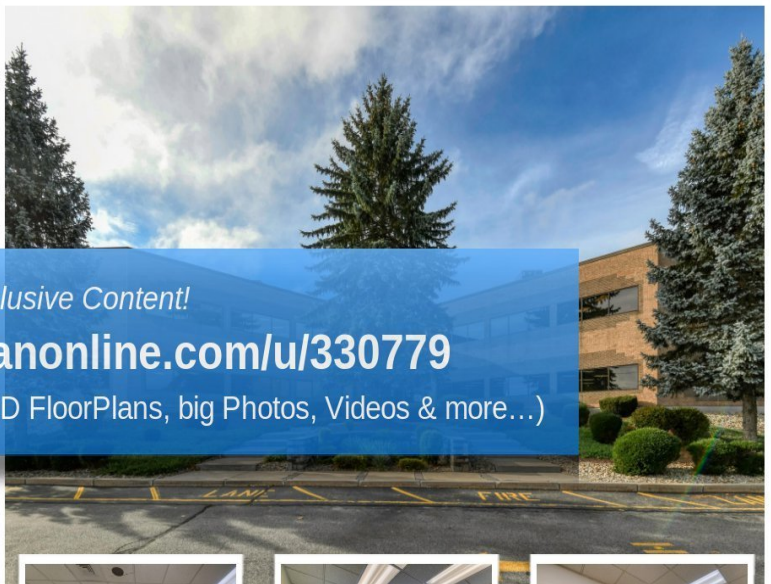
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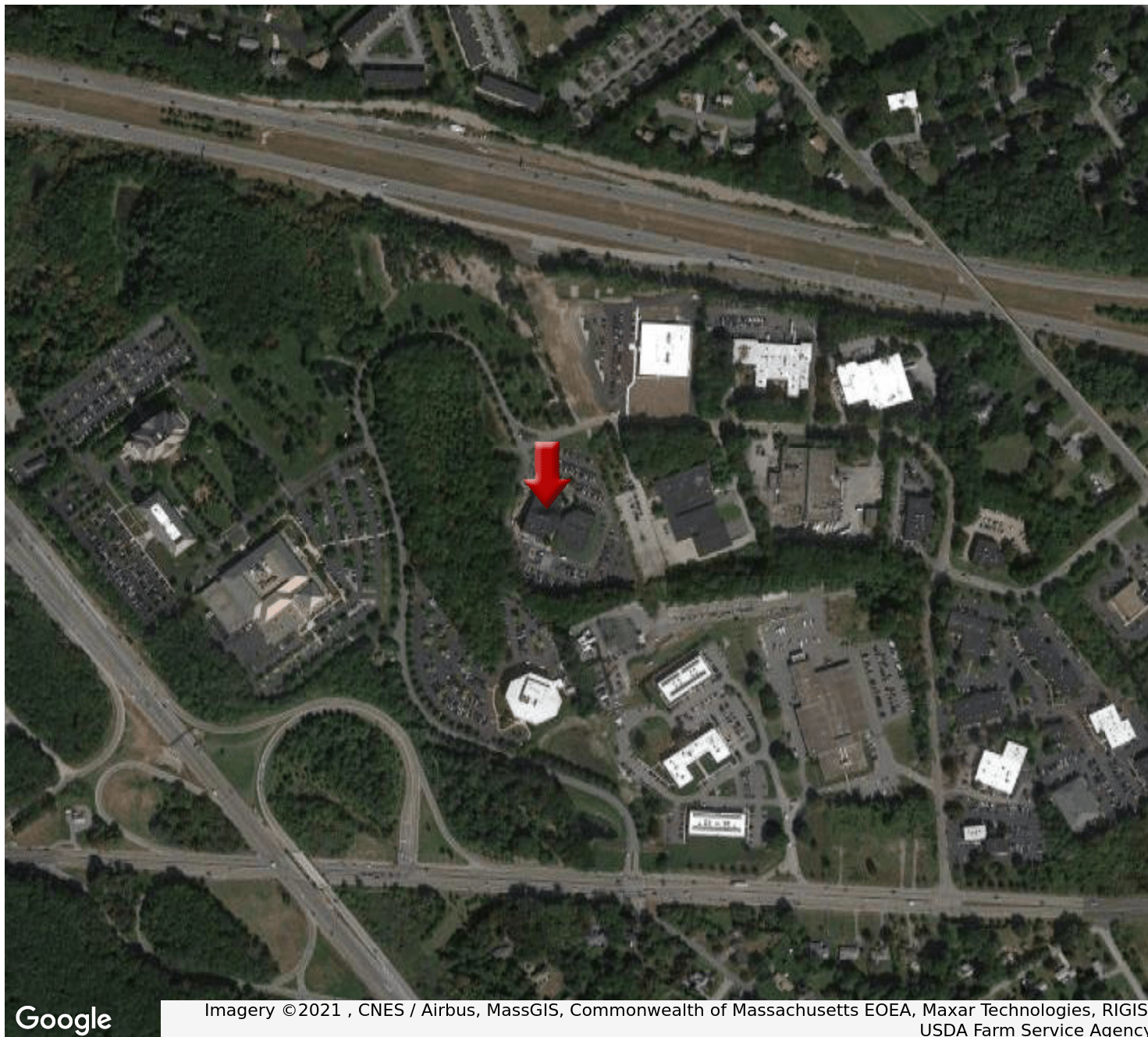
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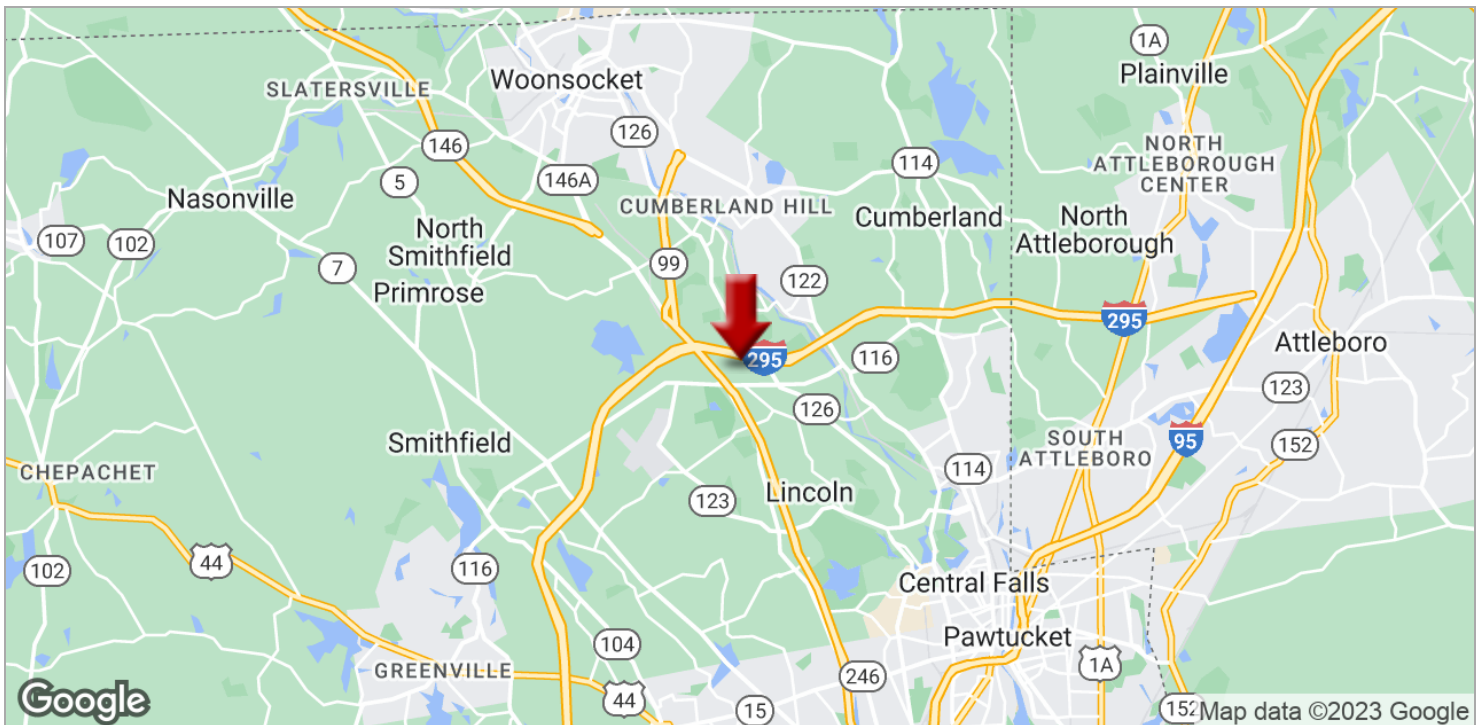
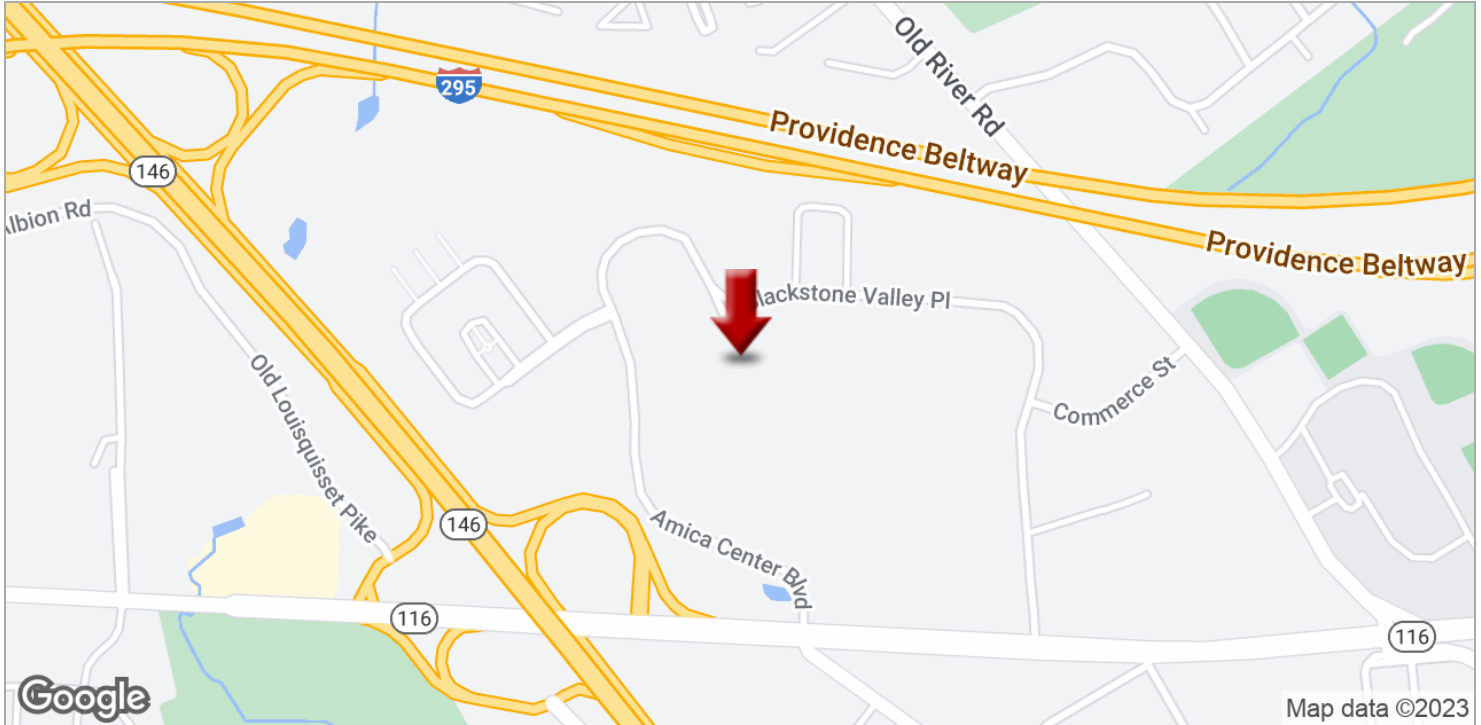
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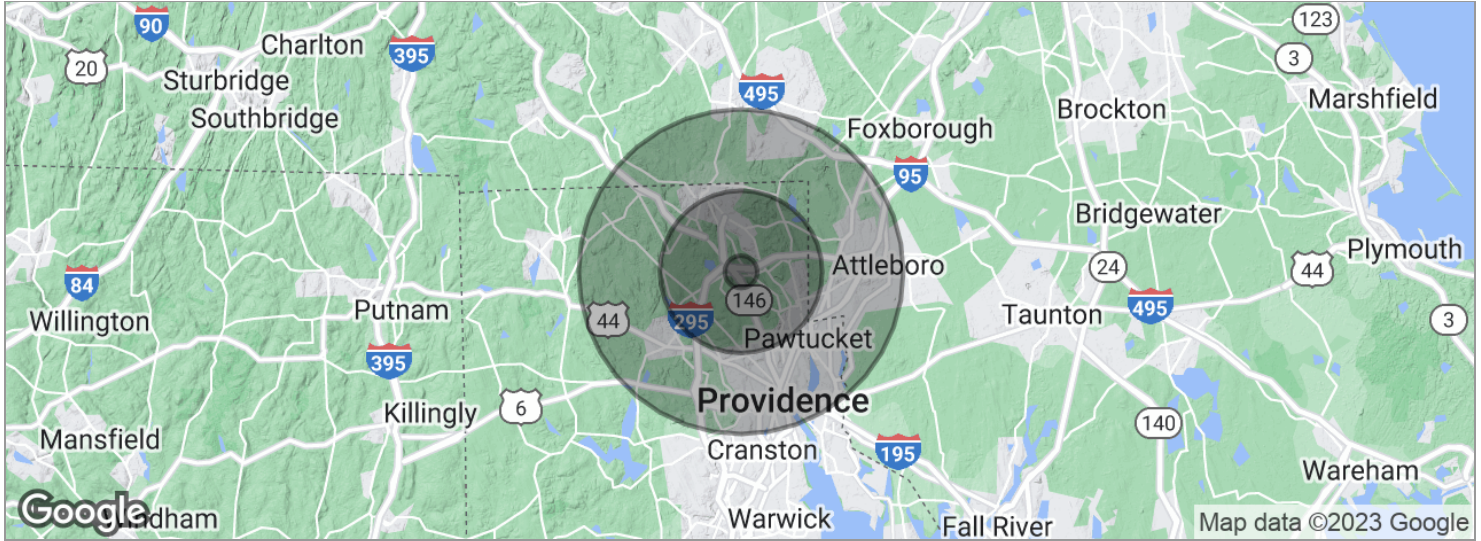
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,986	92,523	682,501
Median age	44.1	42.2	35.9
Median age (male)	43.3	40.6	34.7
Median age (Female)	45.2	43.8	37.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,229	36,056	258,926
# of persons per HH	2.4	2.6	2.6
Average HH income	\$93,981	\$81,577	\$64,903
Average house value	\$387,853	\$337,699	\$314,067

** Demographic data derived from 2020 ACS - US Census*

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