



The Centre of New England is being developed for retail, restaurant, hotel, multi-family residential and light industrial uses. The advantages to this end include its sheer size, streamlined local permitting, ease of access and its readiness, which would include the onsite availability of water, sewer and natural gas. It is the only property on which a broad economic development plan including full service hotels, offices, condominiums and apartments as well as a major retail statement (1 million +/- square feet) with entertainment venues – can be executed with minimal disruption to the surrounding community. Additional value to the site comes in the form of already negotiated, retail tax incentives and tax treaties to encourage development, including a graduated Real Estate Tax, Personal Property Tax abatement and the forgiveness in perpetuity of Rhode Island's Wholesale/Retail Inventory Tax.

There are a number of land sales and lease transactions either recently completed or nearing finalization: the opening of Randolph Savings Bank in April 2005; the grand opening of Home

Depot, May 2005; the grand opening of Super Wal-Mart October 2006; the sale of 2 acres of land for the construction of a Wingate Inn opening in the Fall of 2006; the construction and leasing of two 8,500 sq. ft. strips for Hollywood Nails, Honeydew Donuts, Quiznos, Nextel, UPS, Regis Super Cuts, T-Mobil Wireless, Payless Shoe Source, Salada, Cilantro Grille and Game Stop, all opening by the Fall of 2006; the leasing of 2.3 acres for the construction of a Marriott Residence Inn to begin construction in the Spring of 2007. Preliminary design work is now being completed for a recently approved 250,000 sq. ft. open-air, Village Center that will encompass both retail and office and lend itself to the more leisurely type of shopping experience associated with a Lifestyle Center.

Residentially, LeCesse Development is completing construction on three hundred (300) luxury, market-rate apartments. Additionally the construction of Phase One, 235 units of a 1,500 unit luxury condominium complex known as The Highlands is underway with the sale of the first 100 freestanding, single-family residences.

At the Hopkins Hill Road entrance to the park, construction is underway on ten office/flex space condominium units of 1,200 sq. ft. each. Abutting the flex space, 30,000 sq. ft. of office condominiums will begin construction in the Fall of 2006.



Preliminary design work is now completed for a recently approved, 272,000 sq. ft. Village Shoppes concept that will include retail, office, fitness and medical and will lend itself to the more leisurely type of shopping experience associated with a Lifestyle Center. In addition, plans are now being finalized for an additional 150,000 sq. ft. of retail shopping experience directly abutting the Super Wal-Mart.



A current list of the tenants in the retail section of the park include; BJ's Wholesale Club, Cracker Barrel, Hampton Inn, Applebee's, Children's Centers of New England, Denny's and Wendy's. In the industrial section of the park the tenant's include; Champion Window, Mack Truck, Hertz Equipment Rental, Airborne Express, Primary Colors and Neighbor Care.

Renditions of the property have been included as market site plans, delineating the various development parcels. A site tour is available to interested parties.