# Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

**ACADIA** REALTY TRUST

Lat/Lon: 41.7199/-71.4811

| **Midland Commons**<br>**Warwick, RI 02886** | **3 mi radius** | | **5 mi radius** | |
|---|---|---|---|---|
| **Population** | | | | |
| Estimated Population (2024) | 64,819 | | 179,776 | |
| Projected Population (2029) | 66,290 | | 182,778 | |
| Census Population (2020) | 63,656 | | 179,703 | |
| Census Population (2010) | 63,739 | | 176,502 | |
| Projected Annual Growth (2024 to 2029) | 1,471 | 0.5% | 3,002 | 0.3% |
| Historical Annual Growth (2020 to 2024) | 1,163 | 0.5% | 73 | - |
| Historical Annual Growth (2010 to 2020) | -83 | - | 3,201 | 0.5% |
| Estimated Population Density (2024) | 2,294 | psm | 2,290 | psm |
| Trade Area Size | 28.3 | sq mi | 78.5 | sq mi |
| **Households** | | | | |
| Estimated Households (2024) | 28,199 | | 77,368 | |
| Projected Households (2029) | 29,015 | | 78,914 | |
| Census Households (2020) | 27,224 | | 75,824 | |
| Census Households (2010) | 26,108 | | 72,528 | |
| Estimated Households with Children (2024) | 6,468 | 22.9% | 19,034 | 24.6% |
| Estimated Average Household Size (2024) | 2.19 | | 2.27 | |
| **Average Household Income** | | | | |
| Estimated Average Household Income (2024) | $106,203 | | $115,800 | |
| Projected Average Household Income (2029) | $110,061 | | $120,616 | |
| Estimated Average Family Income (2024) | $139,584 | | $146,945 | |
| **Median Household Income** | | | | |
| Estimated Median Household Income (2024) | $83,147 | | $90,922 | |
| Projected Median Household Income (2029) | $85,032 | | $93,217 | |
| Estimated Median Family Income (2024) | $111,667 | | $118,290 | |
| **Per Capita Income** | | | | |
| Estimated Per Capita Income (2024) | $46,324 | | $49,919 | |
| Projected Per Capita Income (2029) | $48,292 | | $52,158 | |
| Estimated Per Capita Income 5 Year Growth | $1,967 | 4.2% | $2,239 | 4.5% |
| Estimated Average Household Net Worth (2024) | $1,120,991 | | $1,219,447 | |
| **Daytime Demos (2024)** | | | | |
| Total Businesses | 4,225 | | 9,484 | |
| Total Employees | 47,893 | | 89,710 | |
| Company Headquarter Businesses | 144 | 3.4% | 301 | 3.2% |
| Company Headquarter Employees | 7,401 | 15.5% | 12,624 | 14.1% |
| Employee Population per Business | 11.3 | | 9.5 | |
| Residential Population per Business | 15.3 | | 19.0 | |

**ACADIA**
REALTY TRUST

Lat/Lon: 41.7199/-71.4811

| Midland Commons<br>Warwick, RI 02886 | 3 mi radius | | 5 mi radius | |
|---|---:|---:|---:|---:|
| **Race & Ethnicity** | | | | |
| White (2024) | 52,747 | 81.4% | 144,668 | 80.5% |
| Black or African American (2024) | 3,605 | 5.6% | 10,021 | 5.6% |
| American Indian or Alaska Native (2024) | 234 | 0.4% | 582 | 0.3% |
| Asian (2024) | 2,466 | 3.8% | 7,591 | 4.2% |
| Hawaiian or Pacific Islander (2024) | 14 | - | 53 | - |
| Other Race (2024) | 2,401 | 3.7% | 6,755 | 3.8% |
| Two or More Races (2024) | 3,353 | 5.2% | 10,105 | 5.6% |
| Not Hispanic or Latino Population (2024) | 58,301 | 89.9% | 160,119 | 89.1% |
| Hispanic or Latino Population (2024) | 6,518 | 10.1% | 19,657 | 10.9% |
| Not Hispanic or Latino Population (2029) | 58,692 | 88.5% | 159,641 | 87.3% |
| Hispanic or Latino Population (2029) | 7,599 | 11.5% | 23,136 | 12.7% |
| Not Hispanic or Latino Population (2020) | 58,509 | 91.9% | 164,902 | 91.8% |
| Hispanic or Latino Population (2020) | 5,148 | 8.1% | 14,801 | 8.2% |
| Not Hispanic or Latino Population (2010) | 60,485 | 94.9% | 167,742 | 95.0% |
| Hispanic or Latino Population (2010) | 3,254 | 5.1% | 8,760 | 5.0% |
| Projected Hispanic Annual Growth (2024 to 2029) | 1,081 | 3.3% | 3,480 | 3.5% |
| Historic Hispanic Annual Growth (2010 to 2024) | 3,264 | 7.2% | 10,897 | 8.9% |
| **Age Distribution (2024)** | | | | |
| Age Under 5 | 3,038 | 4.7% | 8,435 | 4.7% |
| Age 5 to 9 Years | 3,186 | 4.9% | 9,099 | 5.1% |
| Age 10 to 14 Years | 3,082 | 4.8% | 9,175 | 5.1% |
| Age 15 to 19 Years | 3,028 | 4.7% | 8,969 | 5.0% |
| Age 20 to 24 Years | 3,458 | 5.3% | 9,189 | 5.1% |
| Age 25 to 29 Years | 4,743 | 7.3% | 12,023 | 6.7% |
| Age 30 to 34 Years | 5,151 | 7.9% | 13,666 | 7.6% |
| Age 35 to 39 Years | 4,707 | 7.3% | 12,798 | 7.1% |
| Age 40 to 44 Years | 4,144 | 6.4% | 11,781 | 6.6% |
| Age 45 to 49 Years | 3,717 | 5.7% | 10,393 | 5.8% |
| Age 50 to 54 Years | 4,015 | 6.2% | 11,637 | 6.5% |
| Age 55 to 59 Years | 4,459 | 6.9% | 12,731 | 7.1% |
| Age 60 to 64 Years | 4,659 | 7.2% | 13,136 | 7.3% |
| Age 65 to 74 Years | 7,609 | 11.7% | 21,409 | 11.9% |
| Age 75 to 84 Years | 4,215 | 6.5% | 11,145 | 6.2% |
| Age 85 Years or Over | 1,609 | 2.5% | 4,190 | 2.3% |
| Median Age | 42.1 | | 42.3 | |
| **Gender Age Distribution (2024)** | | | | |
| Female Population | 31,967 | 49.3% | 90,970 | 50.6% |
| Age 0 to 19 Years | 5,945 | 18.6% | 17,277 | 19.0% |
| Age 20 to 64 Years | 18,527 | 58.0% | 53,368 | 58.7% |
| Age 65 Years or Over | 7,495 | 23.4% | 20,326 | 22.3% |
| Female Median Age | 44.3 | | 44.0 | |
| Male Population | 32,851 | 50.7% | 88,805 | 49.4% |
| Age 0 to 19 Years | 6,390 | 19.4% | 18,400 | 20.7% |
| Age 20 to 64 Years | 20,524 | 62.5% | 53,986 | 60.8% |
| Age 65 Years or Over | 5,937 | 18.1% | 16,418 | 18.5% |
| Male Median Age | 40.3 | | 40.7 | |

# Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.7199/-71.4811

| Midland Commons<br>Warwick, RI 02886 | 3 mi radius | | 5 mi radius | |
|---|---|---|---|---|
| **Household Income Distribution (2024)** | | | | |
| HH Income $200,000 or More | 3,253 | 11.5% | 9,601 | 12.4% |
| HH Income $150,000 to $199,999 | 2,510 | 8.9% | 7,774 | 10.0% |
| HH Income $100,000 to $149,999 | 5,416 | 19.2% | 15,913 | 20.6% |
| HH Income $75,000 to $99,999 | 4,063 | 14.4% | 10,755 | 13.9% |
| HH Income $50,000 to $74,999 | 4,264 | 15.1% | 11,552 | 14.9% |
| HH Income $35,000 to $49,999 | 2,678 | 9.5% | 6,633 | 8.6% |
| HH Income $25,000 to $34,999 | 1,804 | 6.4% | 4,928 | 6.4% |
| HH Income $15,000 to $24,999 | 2,073 | 7.4% | 4,729 | 6.1% |
| HH Income Under $15,000 | 2,139 | 7.6% | 5,483 | 7.1% |
| HH Income $35,000 or More | 22,183 | 78.7% | 62,228 | 80.4% |
| HH Income $75,000 or More | 15,241 | 54.0% | 44,043 | 56.9% |
| **Housing (2024)** | | | | |
| Total Housing Units | 29,232 | | 80,080 | |
| Housing Units Occupied | 28,199 | 96.5% | 77,368 | 96.6% |
|   Housing Units Owner-Occupied | 16,685 | 59.2% | 50,668 | 65.5% |
|   Housing Units, Renter-Occupied | 11,515 | 40.8% | 26,700 | 34.5% |
| Housing Units, Vacant | 1,033 | 3.7% | 2,712 | 3.5% |
| **Marital Status (2024)** | | | | |
| Never Married | 19,397 | 34.9% | 50,491 | 33.0% |
| Currently Married | 22,011 | 39.6% | 67,359 | 44.0% |
| Separated | 2,161 | 3.9% | 5,500 | 3.6% |
| Widowed | 3,506 | 6.3% | 9,350 | 6.1% |
| Divorced | 8,438 | 15.2% | 20,367 | 13.3% |
| **Household Type (2024)** | | | | |
| Population Family | 45,238 | 69.8% | 134,758 | 75.0% |
| Population Non-Family | 16,482 | 25.4% | 41,060 | 22.8% |
| Population Group Quarters | 3,099 | 4.8% | 3,958 | 2.2% |
| Family Households | 14,880 | 52.8% | 44,192 | 57.1% |
| Non-Family Households | 13,320 | 47.2% | 33,175 | 42.9% |
| Married Couple with Children | 4,193 | 19.1% | 12,669 | 18.8% |
| Average Family Household Size | 3.0 | | 3.0 | |
| **Household Size (2024)** | | | | |
| 1 Person Households | 10,942 | 38.8% | 27,086 | 35.0% |
| 2 Person Households | 8,686 | 30.8% | 24,925 | 32.2% |
| 3 Person Households | 3,745 | 13.3% | 11,007 | 14.2% |
| 4 Person Households | 3,018 | 10.7% | 8,954 | 11.6% |
| 5 Person Households | 1,149 | 4.1% | 3,505 | 4.5% |
| 6 or More Person Households | 659 | 2.3% | 1,891 | 2.4% |
| **Household Vehicles (2024)** | | | | |
| Households with 0 Vehicles Available | 2,513 | 8.9% | 5,604 | 7.2% |
| Households with 1 Vehicles Available | 11,261 | 39.9% | 29,494 | 38.1% |
| Households with 2 or More Vehicles Available | 14,426 | 51.2% | 42,270 | 54.6% |
| Total Vehicles Available | 45,269 | | 132,141 | |
| Average Vehicles Per Household | 1.6 | | 1.7 | |

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

**ACADIA**
REALTY TRUST

Lat/Lon: 41.7199/-71.4811

| Midland Commons<br>Warwick, RI 02886 | 3 mi radius | | 5 mi radius | |
|---|---|---|---|---|
| **Labor Force (2024)** | | | | |
| Estimated Labor Population Age 16 Years or Over | 54,915 | | 151,231 | |
| Estimated Civilian Employed | 33,846 | 61.6% | 98,108 | 64.9% |
| Estimated Civilian Unemployed | 1,133 | 2.1% | 4,777 | 3.2% |
| Estimated in Armed Forces | 135 | 0.2% | 376 | 0.2% |
| Estimated Not in Labor Force | 19,801 | 36.1% | 47,970 | 31.7% |
| Unemployment Rate | 2.1% | | 3.2% | |
| **Occupation (2024)** | | | | |
| Occupation: Population Age 16 Years or Over | 33,844 | | 98,100 | |
| Management, Business, Financial Operations | 5,555 | 16.4% | 17,032 | 17.4% |
| Professional, Related | 8,207 | 24.2% | 25,899 | 26.4% |
| Service | 5,438 | 16.1% | 16,513 | 16.8% |
| Sales, Office | 8,163 | 24.1% | 21,454 | 21.9% |
| Farming, Fishing, Forestry | 79 | 0.2% | 143 | 0.1% |
| Construct, Extraction, Maintenance | 2,554 | 7.5% | 6,752 | 6.9% |
| Production, Transport Material Moving | 3,848 | 11.4% | 10,307 | 10.5% |
| White Collar Workers | 21,925 | 64.8% | 64,385 | 65.6% |
| Blue Collar Workers | 11,919 | 35.2% | 33,715 | 34.4% |
| **Consumer Expenditure (2024)** | | | | |
| Total Household Expenditure | $2.84 B | | $8.12 B | |
| Total Non-Retail Expenditure | $1.43 B | 50.4% | $4.09 B | 50.4% |
| Total Retail Expenditure | $1.41 B | 49.6% | $4.03 B | 49.6% |
| Alcoholic Beverages | $17.37 M | 0.6% | $49.7 M | 0.6% |
| Apparel | $51.95 M | 1.8% | $148.49 M | 1.8% |
| Contributions | $92.24 M | 3.2% | $264.97 M | 3.3% |
| Education | $65.24 M | 2.3% | $187.17 M | 2.3% |
| Entertainment | $160.7 M | 5.7% | $459.03 M | 5.7% |
| Food Away From Home | $123.91 M | 4.4% | $354.28 M | 4.4% |
| Grocery | $176.35 M | 6.2% | $500.01 M | 6.2% |
| Health Care | $188.2 M | 6.6% | $517.63 M | 6.4% |
| Household Furnishings and Equipment | $75.17 M | 2.6% | $215.03 M | 2.6% |
| Household Operations | $52.09 M | 1.8% | $148.83 M | 1.8% |
| Miscellaneous Expenses | $48.4 M | 1.7% | $138.31 M | 1.7% |
| Personal Care | $35.02 M | 1.2% | $99.5 M | 1.2% |
| Shelter | $450.43 M | 15.9% | $1.26 B | 15.5% |
| Tax and Retirement | $733.86 M | 25.8% | $2.13 B | 26.2% |
| Tobacco and Related | $12.34 M | 0.4% | $34.42 M | 0.4% |
| Transportation | $432.63 M | 15.2% | $1.26 B | 15.5% |
| Utilities | $125.21 M | 4.4% | $354.68 M | 4.4% |
| **Educational Attainment (2024)** | | | | |
| Adult Population Age 25 Years or Over | 49,026 | | 134,909 | |
| Elementary (Grade Level 0 to 8) | 1,438 | 2.9% | 3,924 | 2.9% |
| Some High School (Grade Level 9 to 11) | 2,916 | 5.9% | 6,905 | 5.1% |
| High School Graduate | 14,380 | 29.3% | 38,043 | 28.2% |
| Some College | 9,709 | 19.8% | 25,823 | 19.1% |
| Associate Degree Only | 4,796 | 9.8% | 13,388 | 9.9% |
| Bachelor Degree Only | 9,849 | 20.1% | 28,821 | 21.4% |
| Graduate Degree | 5,937 | 12.1% | 18,004 | 13.3% |

**ACADIA**
REALTY TRUST

Lat/Lon: 41.7199/-71.4811

| Midland Commons<br>Warwick, RI 02886 | 3 mi radius | | 5 mi radius | |
|---|---|---|---|---|
| **Units In Structure (2024)** | | | | |
| 1 Detached Unit | 14,281 | 54.7% | 46,207 | 63.7% |
| 1 Attached Unit | 1,299 | 5.0% | 2,735 | 3.8% |
| 2 to 4 Units | 4,184 | 16.0% | 10,118 | 14.0% |
| 5 to 9 Units | 1,649 | 6.3% | 3,693 | 5.1% |
| 10 to 19 Units | 1,848 | 7.1% | 4,829 | 6.7% |
| 20 to 49 Units | 914 | 3.5% | 2,486 | 3.4% |
| 50 or More Units | 3,757 | 14.4% | 6,655 | 9.2% |
| Mobile Home or Trailer | 214 | 0.8% | 542 | 0.7% |
| Other Structure | 53 | 0.2% | 104 | 0.1% |
| **Homes Built By Year (2024)** | | | | |
| Homes Built 2010 or later | 1,163 | 4.5% | 2,857 | 3.9% |
| Homes Built 2000 to 2009 | 1,108 | 4.2% | 3,207 | 4.4% |
| Homes Built 1990 to 1999 | 2,238 | 8.6% | 5,593 | 7.7% |
| Homes Built 1980 to 1989 | 5,151 | 19.7% | 11,844 | 16.3% |
| Homes Built 1970 to 1979 | 4,240 | 16.2% | 10,973 | 15.1% |
| Homes Built 1960 to 1969 | 3,717 | 14.2% | 9,864 | 13.6% |
| Homes Built 1950 to 1959 | 3,748 | 14.4% | 12,623 | 17.4% |
| Homes Built Before 1949 | 6,834 | 26.2% | 20,406 | 28.1% |
| **Home Values (2024)** | | | | |
| Home Values $1,000,000 or More | 235 | 1.4% | 872 | 1.7% |
| Home Values $500,000 to $999,999 | 2,002 | 12.0% | 7,289 | 14.4% |
| Home Values $400,000 to $499,999 | 2,748 | 16.5% | 7,505 | 14.8% |
| Home Values $300,000 to $399,999 | 5,818 | 34.9% | 17,441 | 34.4% |
| Home Values $200,000 to $299,999 | 4,401 | 26.4% | 13,288 | 26.2% |
| Home Values $150,000 to $199,999 | 625 | 3.7% | 1,766 | 3.5% |
| Home Values $100,000 to $149,999 | 261 | 1.6% | 704 | 1.4% |
| Home Values $70,000 to $99,999 | 34 | 0.2% | 110 | 0.2% |
| Home Values $50,000 to $69,999 | 12 | - | 65 | 0.1% |
| Home Values $25,000 to $49,999 | 253 | 1.5% | 785 | 1.5% |
| Home Values Under $25,000 | 294 | 1.8% | 842 | 1.7% |
| Owner-Occupied Median Home Value | $347,833 | | $357,968 | |
| Renter-Occupied Median Rent | $1,077 | | $1,096 | |
| **Transportation To Work (2024)** | | | | |
| Drive to Work Alone | 27,058 | 79.9% | 76,372 | 77.9% |
| Drive to Work in Carpool | 2,287 | 6.8% | 7,976 | 8.1% |
| Travel to Work by Public Transportation | 393 | 1.2% | 1,231 | 1.3% |
| Drive to Work on Motorcycle | 14 | - | 105 | 0.1% |
| Walk or Bicycle to Work | 436 | 1.3% | 1,298 | 1.3% |
| Other Means | 238 | 0.7% | 889 | 0.9% |
| Work at Home | 3,417 | 10.1% | 10,229 | 10.4% |
| **Travel Time (2024)** | | | | |
| Travel to Work in 14 Minutes or Less | 8,040 | 23.8% | 22,155 | 22.6% |
| Travel to Work in 15 to 29 Minutes | 12,788 | 37.8% | 37,420 | 38.1% |
| Travel to Work in 30 to 59 Minutes | 6,975 | 20.6% | 21,105 | 21.5% |
| Travel to Work in 60 Minutes or More | 2,623 | 7.8% | 7,191 | 7.3% |
| Average Minutes Travel to Work | 21.6 | | 21.8 | |

©2025, Sites USA, Chandler, Arizona, 480-491-1112  Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.  **page 5 of 5**