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## Capital Group Properties signs The Paper Store to 12,000 s/f lease

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Warwick, RI According to Capital Group Properties, The Paper Store is the newest tenant coming to Warwick Center, a 160,000 s/f shopping center. The Paper Store is relocating from its Warwick Mall location to the new 12,000 s/f storefront adjacent to Party City and Ulta Beauty. The new store will provide a larger retail space, direct street access and better brand identity than their previous location.

Capital Group Properties acquired the retail development in March, marking the company's first retail acquisition in Rhode Island. With The Paper Store as the newest tenant, Warwick Center is now fully leased.

Warwick Center is comprised of national and regional tenants including Barnes & Noble, DSW,

Edge Fitness, Ulta Beauty, Carrabba's Italian Restaurant and Walpole Outdoors. Capital Group Properties plans to make capital improvements to upgrade the shopping center, including enhancements to the landscaping, parking lot, pylon sign, lighting and building façades.

Located in the core retail corridor in Rhode Island, Warwick Center is on 15 acres at 1350 Bald Hill Rd. along the trafficked intersection of I-95 and I-295, the prime retail and commuter corridor with more than 35,000 vehicles per day. It is at a signalized intersection across from a newly opened 90,000 s/f Market Basket and Home Depot.

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