



1 EDDIE DOWLING HWY

NORTH SMITHFIELD, RHODE ISLAND

BROKERS:

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FOR LEASE

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1 EDDIE DOWLING HWY NORTH SMITHFIELD, RI

LOCATION

1 Eddie Dowling Highway is strategically located in North Smithfield, Rhode Island, offering a visible retail setting with convenient access throughout northern Rhode Island. Positioned along Eddie Dowling Highway, the property benefits from approximately 216 feet of frontage, a signalized intersection, and on-site parking that supports customer convenience. The existing drive-thru and proposed two-unit layout offer flexibility for businesses seeking an accessible location with strong street exposure.

ASKING RATE

Upon request

PROPERTY FEATURES

- ± 11,721 SF retail building
- Proposed Unit #1: ±6,446 SF
- Proposed Unit #2: ±5,275 SF
- Mezzanine storage available: 2nd Floor Unit #1 (± 2,286 SF)
- Land area: ±1.96 acres
- Parking: 74 surface spaces
- Existing drive-thru
- Year Built: 2015
- Frontage: 216' on Eddie Dowling Hwy

NEIGHBORS

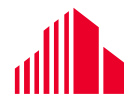
Stop & Shop, Walmart, Aldi, Kohl's, Lowes, Planet Fitness, Citizens Subway, Wendy's, Dunkin, McDonald's, Burger King

TRAFFIC COUNTS

Eddie Dowling Hwy & Smithfield Road: 23,988 VPD

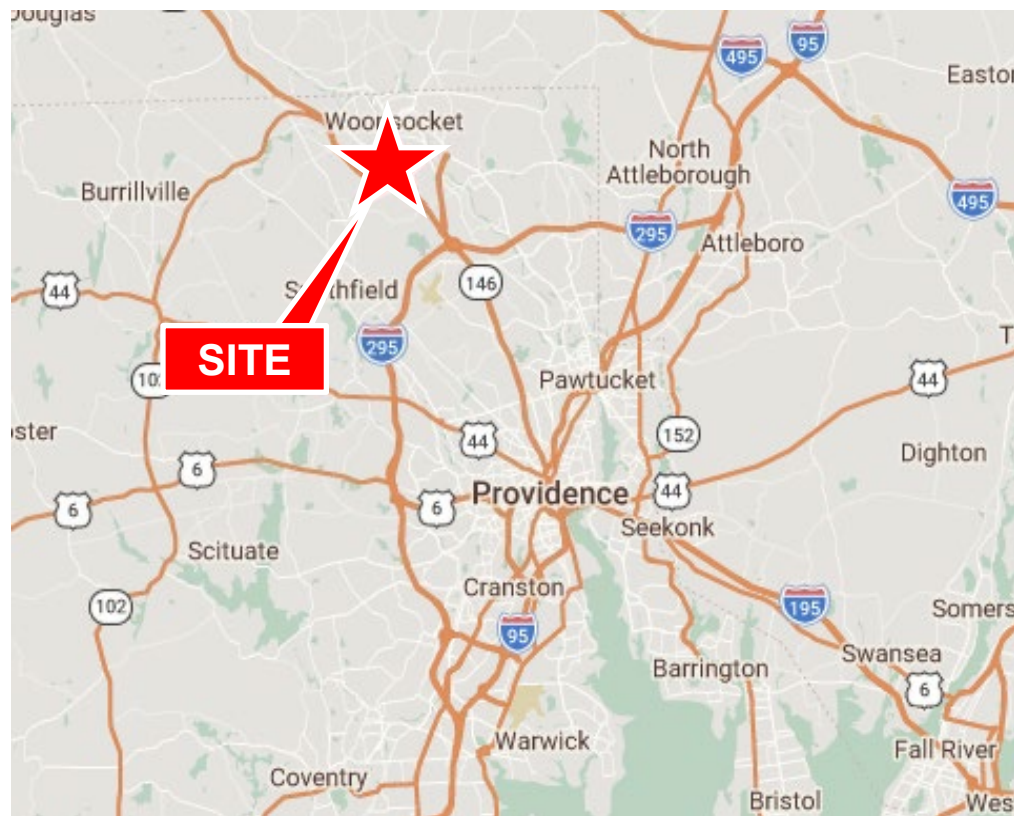
Park Ave & Smithfield Road: 19,288 VPD

DEMOS	1 Mi.	2 Mi.	3 Mi.
Population	8,752	33,374	64,134
Avg. HH \$	\$79,586	\$66,842	\$77,115
Daytime (Total)	4,375	20,026	45,008

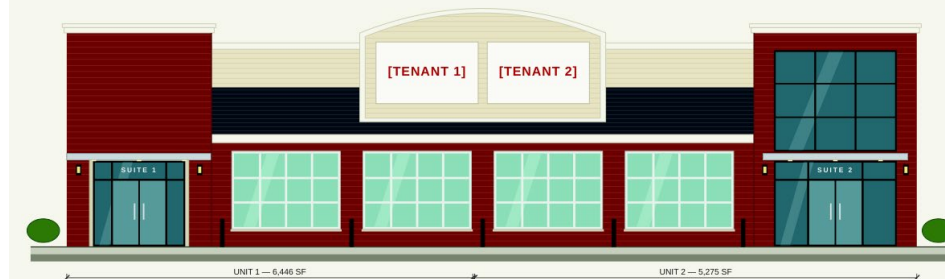


CUSHMAN &
WAKEFIELD

HAYES & SHERRY



Proposed Front Elevation



1 Eddie Dowling Hwy, North Smithfield, RI



1 Eddie Dowling Hwy, North Smithfield,

Existing Floorplan



Existing drive-thru location shown. Areas per supplied drawings.

1 Eddie Dowling Hwy, North Smithfield,

Proposed Floorplan



Conceptual layout only. Drive-thru on Unit 1 side. Second-floor allocation to be confirmed.

1 Eddie Dowling Hwy, North Smithfield, RI

Aerial



18 MINUTES
DOWNTOWN PROVIDENCE



14 MINUTES
T.F. GREEN AIRPORT

