

5.48 Acres Land Site
Price upon request

Regional Retail Land Opportunity

PROPERTY FEATURES

- **HIGHLY VISIBLE REGIONAL LOCATION**
- Property is located just off the corner at the light to the entrance to Dowling Village with full access to Route 146A
- Unique opportunity at new regional retail center off the Route 146 corridor
- Adjacent Retailers: Super Walmart, Stop & Shop, CVS, Aldi, Denny's, McDonald's, Wendy's, Lowe's, Buffalo Wild Wings, Firestone, PetSmart, Taco Bell
- Shadow anchored by a very strong Walmart Super Center
- Traffic:
Eddie Dowling Hwy/Route 146 42,000 vpd
Park Square/Route 146A 26,000 vpd
- Zone HB (Highway Business)



| Demographics | 1.0 Mi. | 3.0 Mi. | 5.0 Mi. |
|--------------------|----------|----------|----------|
| Population | 2,871 | 58,779 | 98,789 |
| Average HH Income | \$87,565 | \$71,714 | \$88,437 |
| Daytime Population | 2,004 | 25,412 | 43,007 |

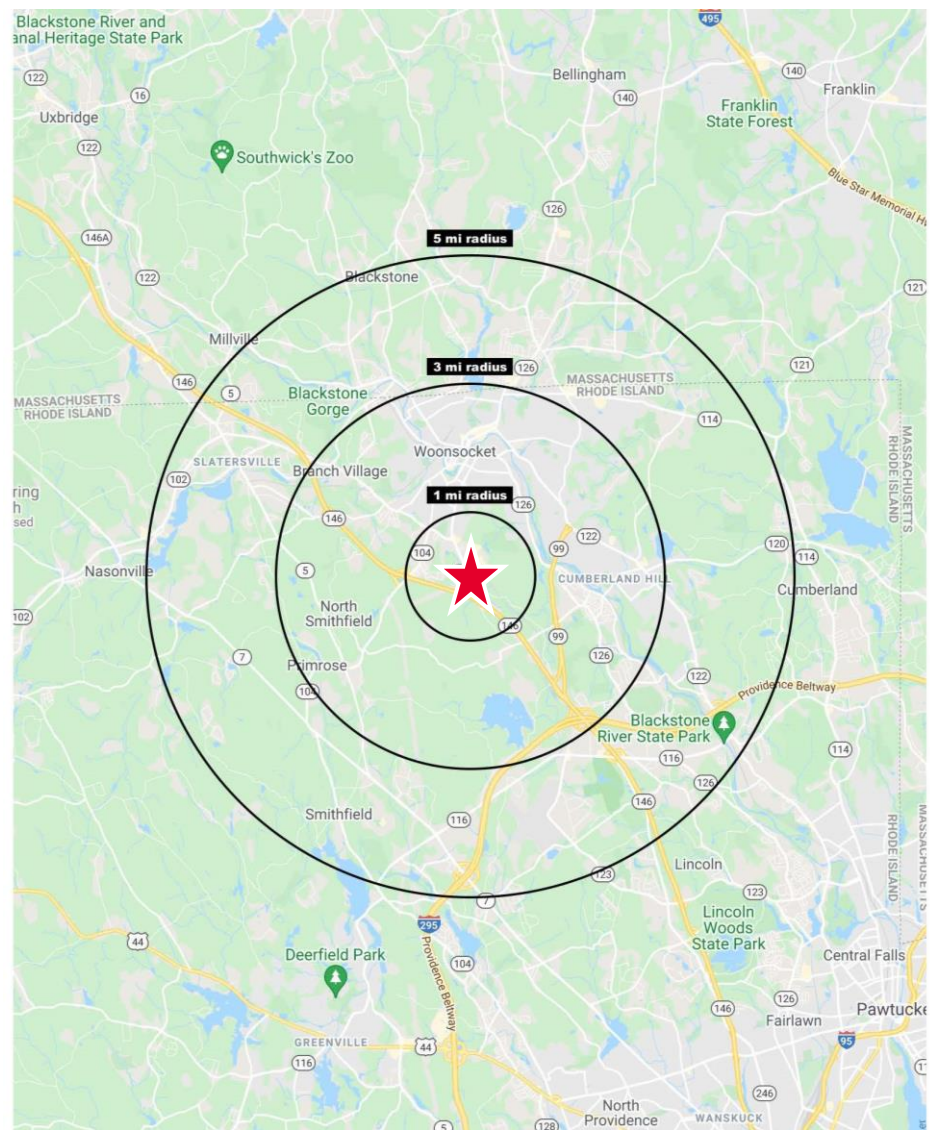
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AVAILABLE
322 EDDIE DOWLING HIGHWAY
 NORTH SMITHFIELD, RI



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