

AVAILABLE
EDDIE DOWLING HIGHWAY
NORTH SMITHFIELD, RI

6.6 Acres Land Site
Price upon request

PROPERTY FEATURES

- **HIGHLY VISIBLE REGIONAL LOCATION**
- Property is located at the light at the entrance 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

Demographics	1 mi radius	3 mi radius	5 mi radius
Population	3,191	56,209	94,391
Households	1,361	23,771	37,700
Population Median Age	42.4	38.8	39.5
5 Yr Pop Growth (Total%)	0.3%	2.8%	2.2%

5 Mile Information		
51,331	\$73,748	3,536
Employees	Median Income	Businesses

LAND SITE AVAILABLE

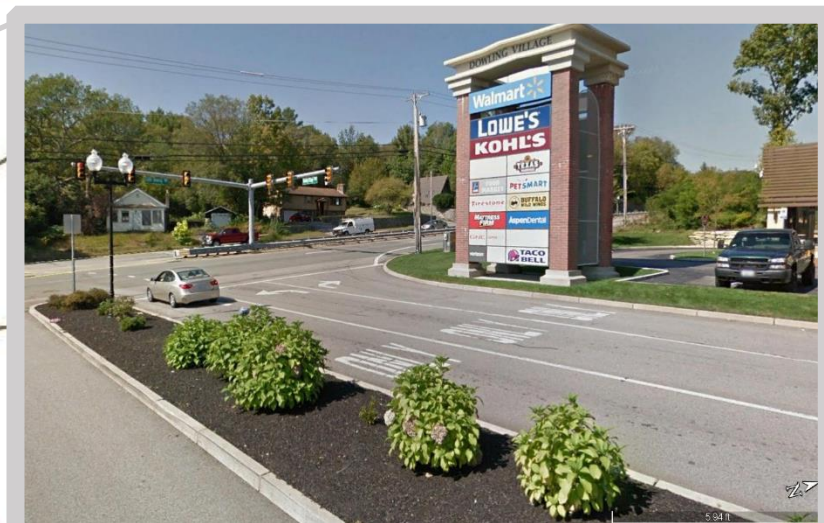




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-  Parcels are also available
-  Subject Property