CUSHMAN & WAKEFIELD | HAYES & SHERRY

84 & 0 Hanton City Road, Smithfield, RI

LOCATION

0 & 84 Hanton City Road in Smithfield, Rhode Island, two adjoining parcels being sold together or separately, totaling ±33.83 acres. (Tax Map IDs 48/011 and 48/010) The offering presents a land opportunity in Northern Rhode Island for investors, developers, or owner-users. Located just off Route 7 near its intersection with Route 116, the site is approximately one-half mile from I-295 and access to area shopping, dining, and services.

ASKING PRICE

84 Hanton City Road: $2,495,000
0 Hanton City Road: $1,555,000

PROPERTY FEATURES

- Development opportunity
- 84 Hanton City Road: ± 20.65
- 0 Hanton City Road: ±13.18 Acres
- ± 33.83 Total land for sale
- Zoning: R-80 (Low Density Residential)
- Great access to I-295

NEIGHRBORS

Lincoln Commons, Walmart, Kohl's, Stop & Shop, Target, Aldi, Citizens, Walgreens, CVS, Dunkin, Subway, McDonald's, Burger King, Planet Fitness

TRAFFIC COUNTS

Lydia Ann Rd & George Washington Hwy: 45,490 VPD
(.49 mi from site)
1-95 & George Washington Hwy: 61,939 VPD
(.55 mi from site)



BROKER:

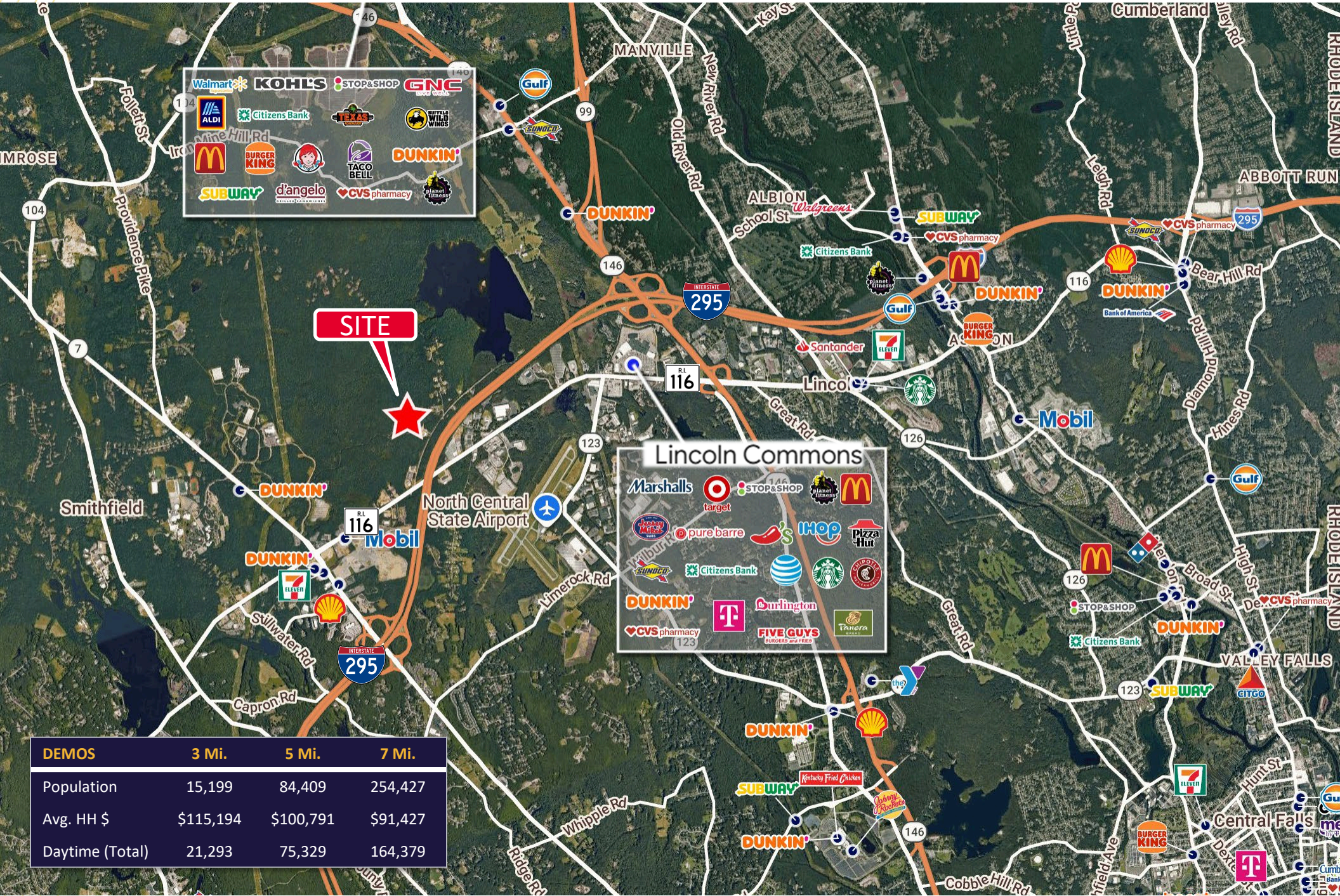
Bill Greene

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Retail Aerial



DEMOS	3 Mi.	5 Mi.	7 Mi.
Population	15,199	84,409	254,427
Avg. HH $	$115,194	$100,791	$91,427
Daytime (Total)	21,293	75,329	164,379