CUSHMAN & WAKEFIELD HAYES&SHERRY

FOR SALE 644-648 George Washington Highway Lincoln, RI 02865

3 Land Parcels Totaling +-1.76 Acres Sale Price: \$1,900,000

*Additional +-1.0 Acre front parcel available separately through State of Rhode Island

Property Highlights

- HIGHLY VISIBLE CORNER LOCATION
- BLACKSTONE VALLEY PLACE & ROUTE 116
- TRAFFIC LIGHT-CONTROLLED INTERSECTION
- 3 EXISTING ACCESS POINTS TO PROPERTY
- ZONING BL (BUSINESS LIMITED)
- MANY POSSIBLE USES INCLUDING:
 - HOTEL MEDICAL BANK RETAIL
- EASY CONVENIENT ACCESS TO RT. 146 & I-295
- DENSE POPULATION, HIGH DAILY TRAFFIC

| Demographic Data Based on Drive Time | 10 mins. | 15 mins. | 30 mins. |
|---|-----------|----------|----------|
| Population | 55,521 | 229,040 | 903,872 |
| Households | 22,729 | 92,603 | 361,930 |
| Median HH Income | \$102,026 | \$82,383 | \$87,425 |
| Total Businesses | 2,860 | 10,977 | 42,253 |
| Total Employees | 38,064 | 124,267 | 413,421 |

COMMERCIAL LAND AVAILABLE ± 0.75 to +-2.76 Acres Including State Land



For more information, please contact:

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