

3 LOWER ROAD

Lincoln, RI

±3,656 SF COLLISON CENTER AVAILABLE / FOR SALE



Derek Brazeau / dbrazeau@hayessherry.com / 401 273 2052



HAYES & SHERRY

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

3 LOWER ROAD

Lincoln, RI

±3,656 SF COLLISON CENTER AVAILABLE / FOR SALE

LOCATION

3 Lower Road is located in Lincoln, Rhode Island, offering convenient access just off major local roadways and close to Route 146. The property sits in a well-established commercial corridor with easy connectivity to Providence and surrounding northern Rhode Island communities. Its location provides strong visibility and accessibility within a growing service-oriented area.

PROPERTY HIGHLIGHTS

- Collision Center
- ± 3,656 SF available
- Office space
- 0.39 Acres land area
- 10 Surface parking
- Easy access to major local roadways
- Proximity to Route 146

ASKING PRICE

Upon Request

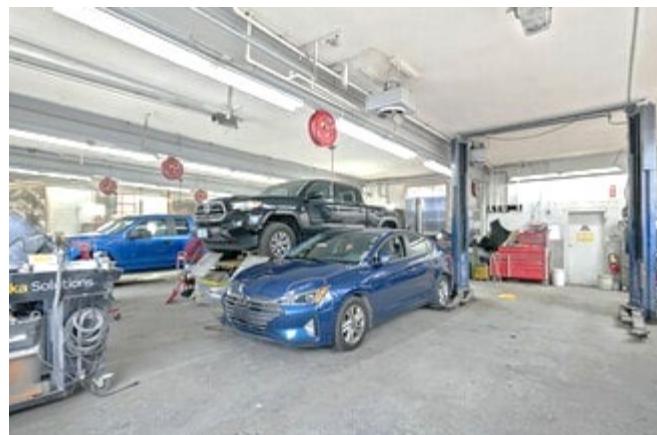
NEIGHBORS

Stop & Shop, Citizens Bank, Dunkin, McDonalds, Subway, Burget King, Starbucks, Market Basket, Price Rite, Cumberland farms, Advance Auto Parts, O'Reilly,

TRAFFIC COUNTS

Front Street & Pleasant Street: 15,386
(.04 mi from site)

Lonsdale Ave & Claremont St: 21,729
(.28 mi from site)



3 LOWER ROAD

Lincoln, RI

NEIGHBORHOOD MAP



3 LOWER ROAD

Lincoln, Rhode Island

For more information, please contact:

Derek Brazeau / dbrazeau@hayessherry.com / 401 273 2052