

RETAIL PROPERTY FOR SALE



6 CEDAR SWAMP RD

Smithfield, RI 02917

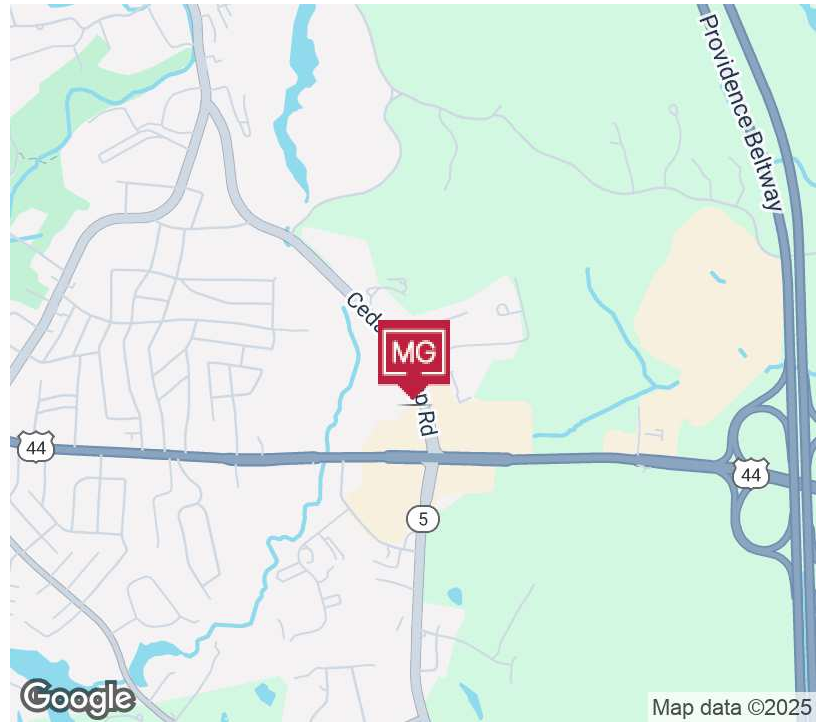
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EXECUTIVE SUMMARY



LOCATION DESCRIPTION

The subject property is in the Greenville area of Smithfield, directly off RT 44 and adjacent to Dave's Market. Positioned in a high-traffic trade area, it is approximately 1/2 mile from Route 295 N/S. Surrounded by national and local tenants, the property is across from Apple Valley Mall which features major brands such as CVS, McDonalds, TJ Maxx, Bank RI, Taco Bell, and Planet Fitness. The market is robust and continues to grow and expand. This is by far the dominant trade area in northern RI.

PROPERTY HIGHLIGHTS

- 1 Acre parcel
- Highly visible with two pylons available
- Strong demographics and household income
- Vibrant retail trade area
- Strong daily traffic
- Easy access to Rt 44 and I 295
- Estimated taxes: \$13,597
- Zoning: PD

PROPERTY DESCRIPTION

Formally the Apple Valley Car Wash and Citgo Gas Station, this 4,498 SF commercial building is situated on a one-acre parcel. It provides the perfect opportunity for a new car wash or redevelopment. The retail market is strong and continues to grow with new retailers. There are several fast-food restaurants, many full-service family-style restaurants, financial institutions, and other retail amenities servicing the community. (Map 43; Lot 12/A)

OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	4,598 SF
Lot Size:	45,057 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,157	12,902	49,788
Total Population	2,963	31,190	131,708
Average HH Income	\$131,918	\$120,609	\$105,033

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ADDITIONAL PHOTOS



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RETAILER MAP



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