

CUSHMAN &  
WAKEFIELD

HAYES & SHERRY

FOR SALE  
**± 2,965 SF**



**1208 Smithfield Ave**  
**Lincoln, RI**

**DEREK BRAZEAU / [dbrazEAU@hayessherry.com](mailto:dbrazEAU@hayessherry.com) / +1 401 273 2052**

146 Westminster Street, 2<sup>nd</sup> floor  
Providence, RI 02903  
401 273 1980  
[hayessherry.com](http://hayessherry.com)

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1208 Smithfield Ave, Lincoln RI

# PROPERTY HIGHLIGHTS

- ±2,965 SF
- Land Area: .33 Acres
- Garage, Service
- Fully Operational 3- Bay Service Station
- High Traffic Volume
- Corner Lot at Traffic Light
- Off Street Parking

## NEIGHBORS

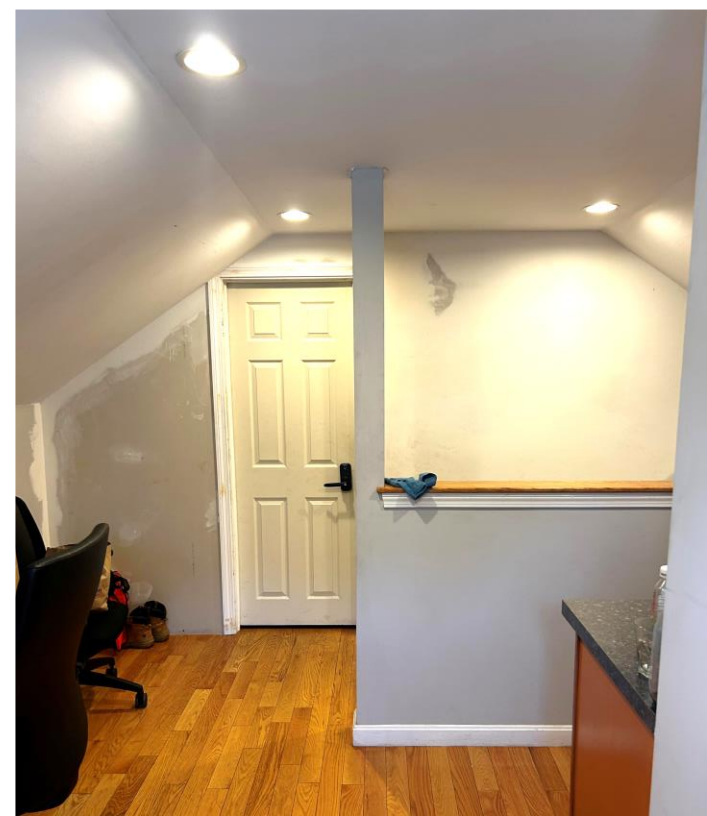
Dunkin, McDonalds, Burger King, Starbucks, Taco Bell, Chick Fil-a, Cumberland Farms, Citizens Bank, Santander, Price Rite, Shaw's, Stop & Shop, Aldis, Market Basket, Whole Foods

## TRAFFIC COUNTS

- Walker Street – Chapel Street: 12,884  
(.22 Mi from site)
- Smithfield Ave and School Rd SE: 11,824  
(.30 MI from site)
- Smithfield Ave – Plave St N: 10,532  
(.40 MI from site)



DEMOS	1 Mi.	3 Mi.	5 Mi.
Population	19,323	141,948	315,957
Avg. HH \$	\$68,695	\$75,143	\$85,873
Daytime (Total)	8,468	77,967	238,252



# 1208 Smithfield Ave, Lincoln RI

**1208 Smithfield Avenue** presents a unique opportunity to acquire a commercial service garage located in the well-established Town of Lincoln, Rhode Island. Positioned along one of Lincoln's main commercial corridors, the property benefits from high visibility and strong traffic counts, making it an attractive site for both owner-users and investors.

The building is designed for automotive and service-related operations, featuring 3 large bay overhead doors (1) 14' & (2) 10', ample ceiling height, and flexible floor space to accommodate multiple uses such as automotive repair, detailing, storage, or light industrial activity. The site includes on-site parking for customers and staff, along with convenient access to major routes including Route 146 and I-295, providing strong regional connectivity to Providence, Pawtucket, and northern Rhode Island.

BL05 Zoning District is a Business/Light Industrial zone. It allows for a range of commercial and light industrial uses, with specific setbacks and development standards outlined in the town's zoning regulations

