

# 116 EDDIE DOWLING HWY

## North Smithfield, RI

FOR SALE | ± 5.1 ACRES DEVELOPMENT SITE | ± 93,000 SF REHAB CENTER



BROKER

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### LOCATION SUMMARY

116 Eddie Dowling Highway is a well-positioned medical property located along North Smithfield's primary commercial corridor on Route 146, surrounded by national retailers. Its strategic location within the Northern Rhode Island market makes this an attractive investment opportunity for medical users or developers looking for a dynamic re-development site.

### PROPERTY FEATURES:

- ± 93,000 SF Building Size
- 5.1 Acres of land area
- Year Built: 1970
- Three Stories
- 175 Parking spaces
- 42 patient rooms, 82 beds
- Strong visibility and accessibility

### NEIGHBORS

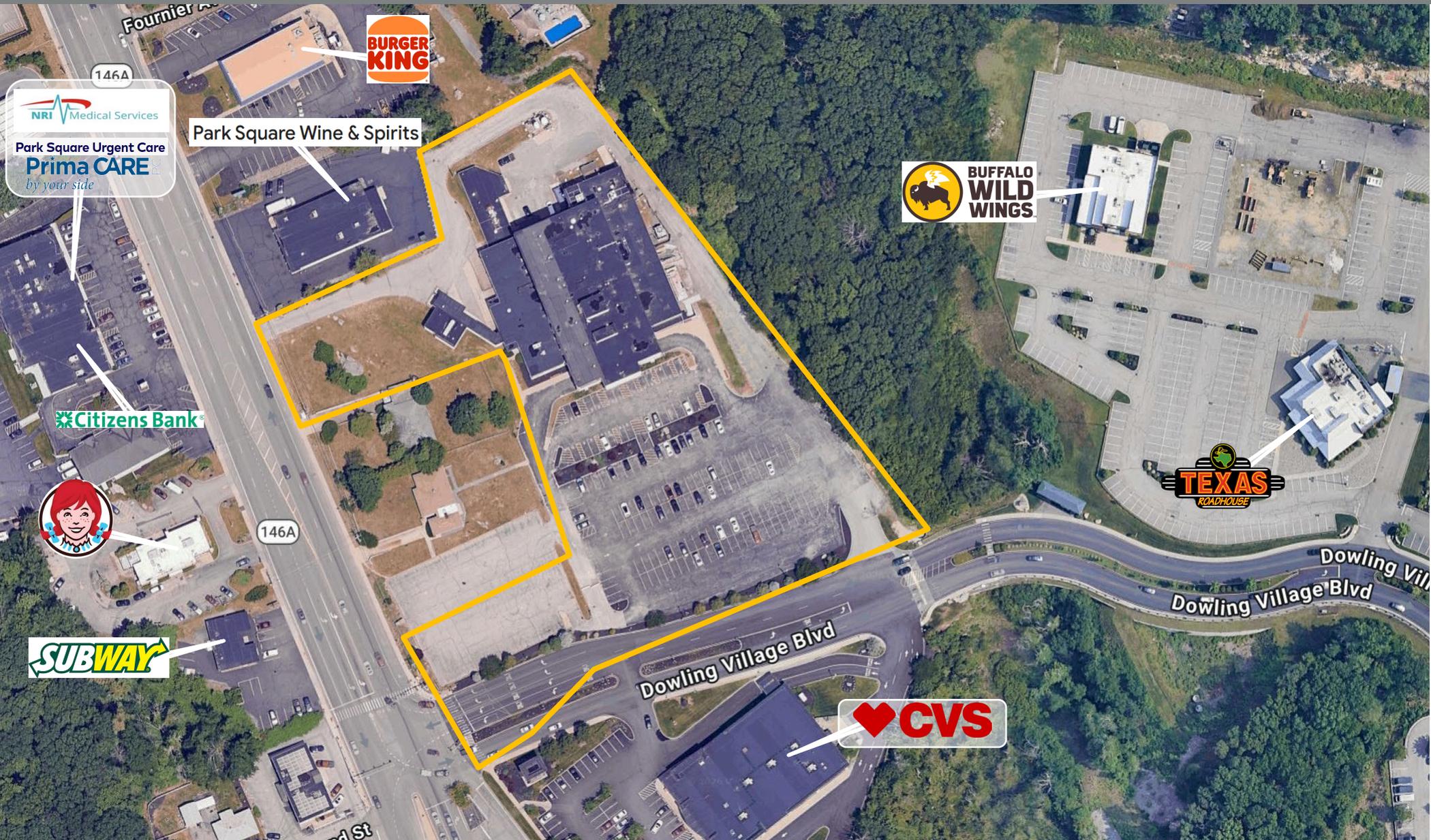
Walmart, Kohl's, Sephora, Stop & Shop, Aldi, Lowe's, CVS, Dunkin, McDonald's, Taco Bell, Subway, Buffalo Wild Wings, Texas Roadhouse, Santander, Citizens Bank, Bank of America, Planet Fitness



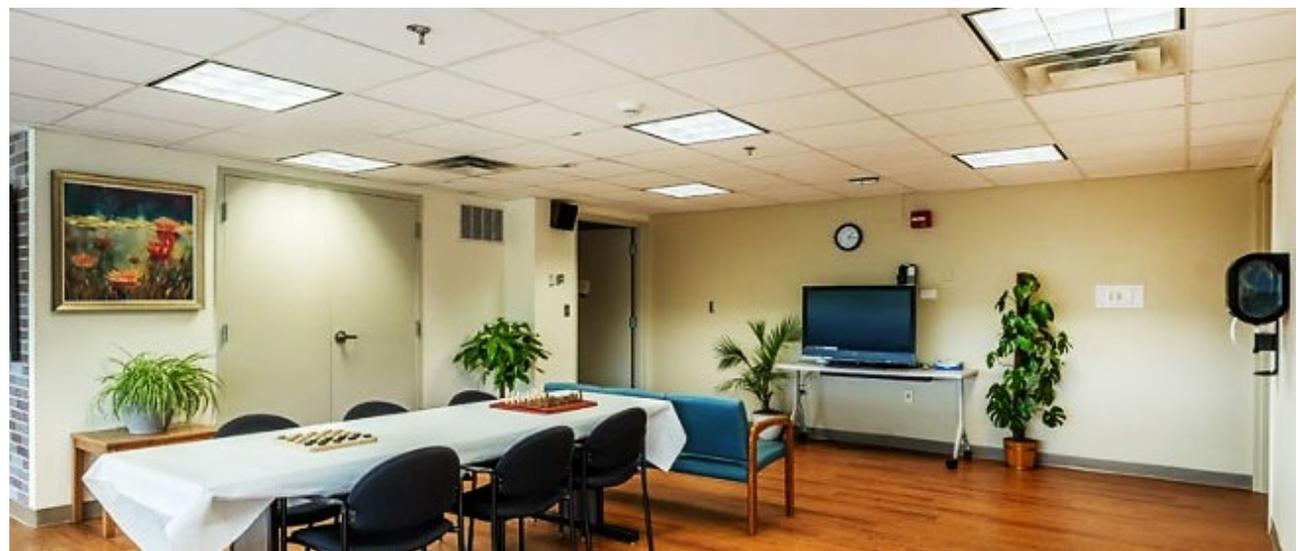
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AERIAL







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## North Smithfield, RI

### RETAIL AERIAL



Callout Box 1:

- O'Reilly AUTO PARTS
- metro by T-Mobile
- SUPERCUTS
- Shell
- SUBWAY
- DUNKIN'

Callout Box 2:

- Santander
- Bank of America
- Citizens Bank
- DUNKIN'
- SUBWAY
- BURGER KING

Callout Box 3:

- SALLY BEAUTY
- Rainbow
- SUBWAY
- McDonald's
- Applebee's
- Papa Gino's

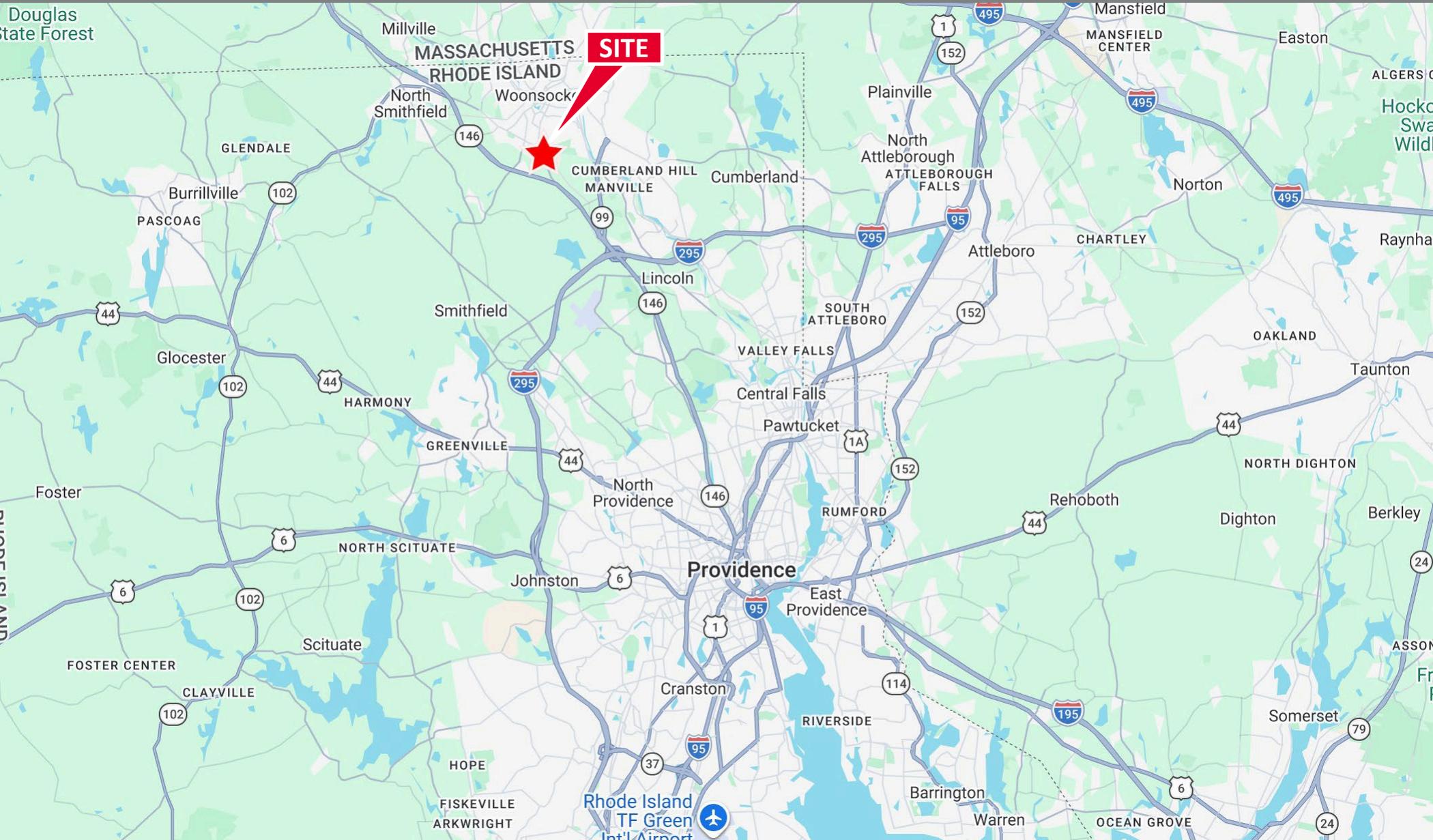
**SITE**

DEMOS:	1 mi.	3 mi.	5 mi.
Population	7,963	63,990	99,340
Median HH \$	\$79,230	\$74,636	\$92,785
Total Businesses	243	1,954	3,592
Total Employees	1,712	24,219	43,356

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### MAP AERIAL



# 116 Eddie Dowling Hwy

North Smithfield, Rhode Island, 02873

For Property Inquiries, please contact:

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