

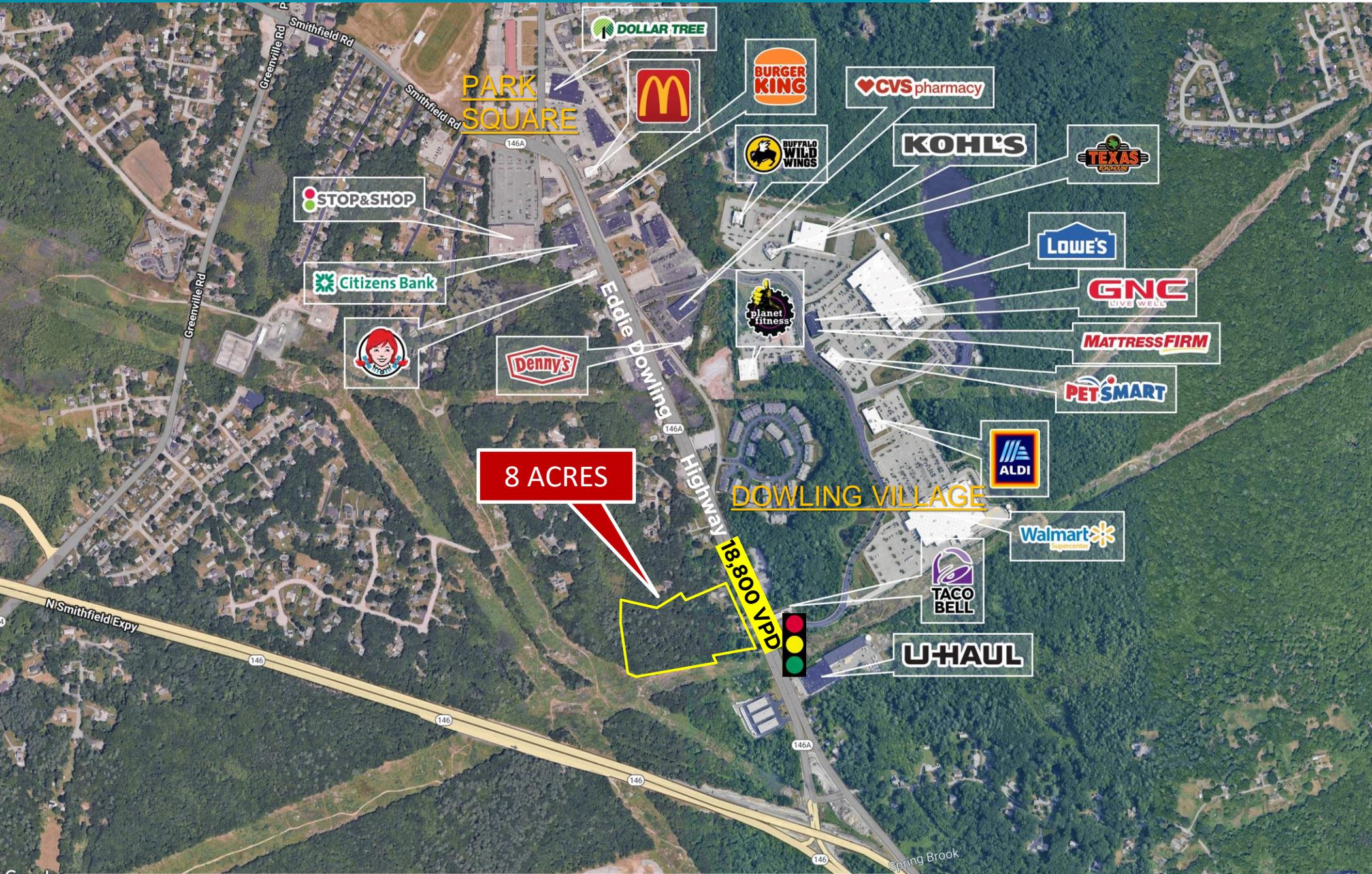
FOR SALE 8 ACRES

# EDDIE DOWLING HWY

327, 333, 367 Eddie Dowling Hwy. North Smithfield, RI



HAYES & SHERRY



8 ACRES

DOWLING VILLAGE

Highway 18,800 VPD

PARK SQUARE

DOLLAR TREE



KOHL'S



N Smithfield Expy

146

146

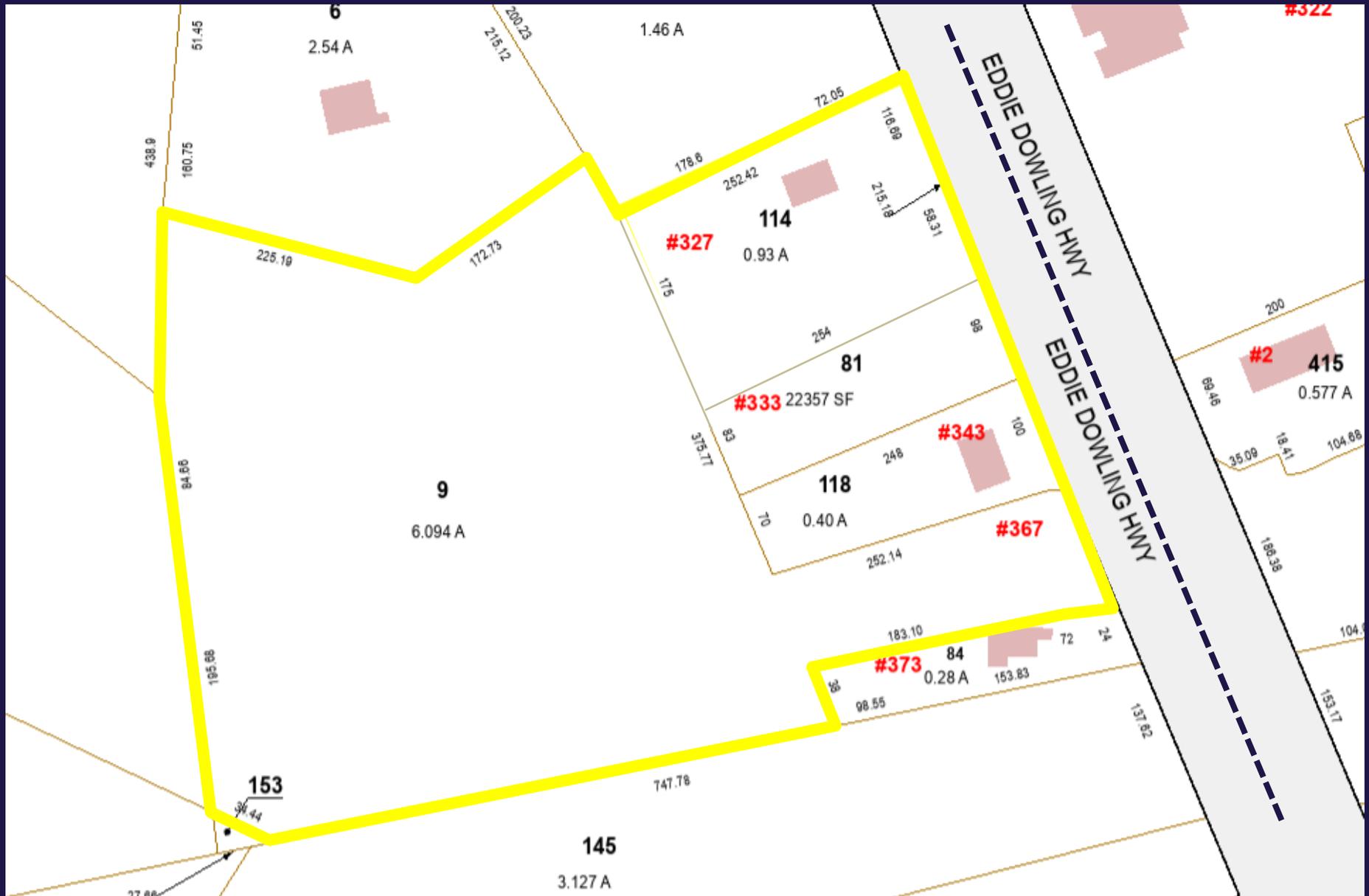
146

146A

146

Spring Brook

# SITE MAP



North Smithfield RI Tax Map 013. 9-114-81

# RETAIL NEIGHBORS



DOWLING VILLAGE  
630,000 SF Shopping Center

**SITE**



SIGNALIZED  
INTERSECTION

146A

Traffic Volume  
18,800 (2025)

1

Walmart

2

LOWE'S

3

KOHL'S

4

TEXAS  
ROADHOUSE

5

PETSMART

6

THE CLUB AT  
DOWLING VILLAGE  
(88 residential units)

7

TACO BELL

8

ALDI

# DEVELOPMENT OPPORTUNITY

- Outstanding development opportunity
- ±8 Acres located at a signalized intersection with over 400' of frontage on Eddie Dowling Highway (Route 146A)
- Shadow anchored by Dowling Village Shopping Center
- Walmart, Lowes, Kohl's, Aldi
- Excellent access and visibility
- Traffic Counts
- Exceptional Demographics



<b>18,800</b>	<b>155,141</b>	<b>\$103,546</b>
TRAFFIC EDDIE DOWLING (RTE. 146A)	POPULATION 15 MIN DRIVE TIME	AVERAGE HOUSEHOLD INCOME

**Walmart**  
**+\$100m Sales**  
**#1 in RI**

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**CUSHMAN &  
WAKEFIELD**

**HAYES & SHERRY**