



### Offering Summary

Auction Dates:	6/8 - 6/10
Starting Bid:	\$500,000
Occupancy:	0%
Building Size:	11,552 SF
Lot Size:	1.96 Acres
Year Built:	2014
Zoning:	BH
VPD:	Approx. 60,000 VPD
Parking:	53 Spaces
Submarket:	Woonsocket

### Property Overview

Positioned in the heart of one of northern Rhode Island's most active retail corridors, 1 Eddie Dowling Highway in North Smithfield presents a compelling opportunity to acquire a high-visibility, 11,552-square-foot former Walgreens via Auction. Constructed in 2014, the Property benefits from excellent frontage along heavily trafficked Eddie Dowling Highway (approx. 60,000 VPD), just north of Route-146. The Property features pylon signage, a drive-thru, second-floor mezzazine space, and 53 surface parking spaces. The building is well suited for a wide range of retail, medical, or service-oriented users seeking strong access, convenience, and brand exposure. The site is surrounded by a powerful concentration of national and regional retailers—including Walmart, ALDI, Lowe's, Home Depot, Planet Fitness, CVS, McDonald's, Panera Bread, and Dunkin'—driving consistent consumer traffic and reinforcing the corridor's position as a dominant regional shopping destination. Supported by strong area demographics and convenient access to Route-146A and Interstate-295, the offering presents an outstanding opportunity to capitalize on a premier retail location in a thriving suburban market.

### Property Highlights

- Premier retail corridor location with exceptional visibility along Eddie Dowling Highway (~60,000 VPD)
- Surrounded by national retailers including Walmart Supercenter, ALDI, Lowe's, Home Depot, Planet Fitness, CVS, McDonald's, Panera Bread, and Dunkin'
- Modern 11,552-square-foot former Walgreens constructed in 2014, featuring strong curb appeal, a highly functional layout, pylon signage, drive-thru capability, and 53 surface parking spaces

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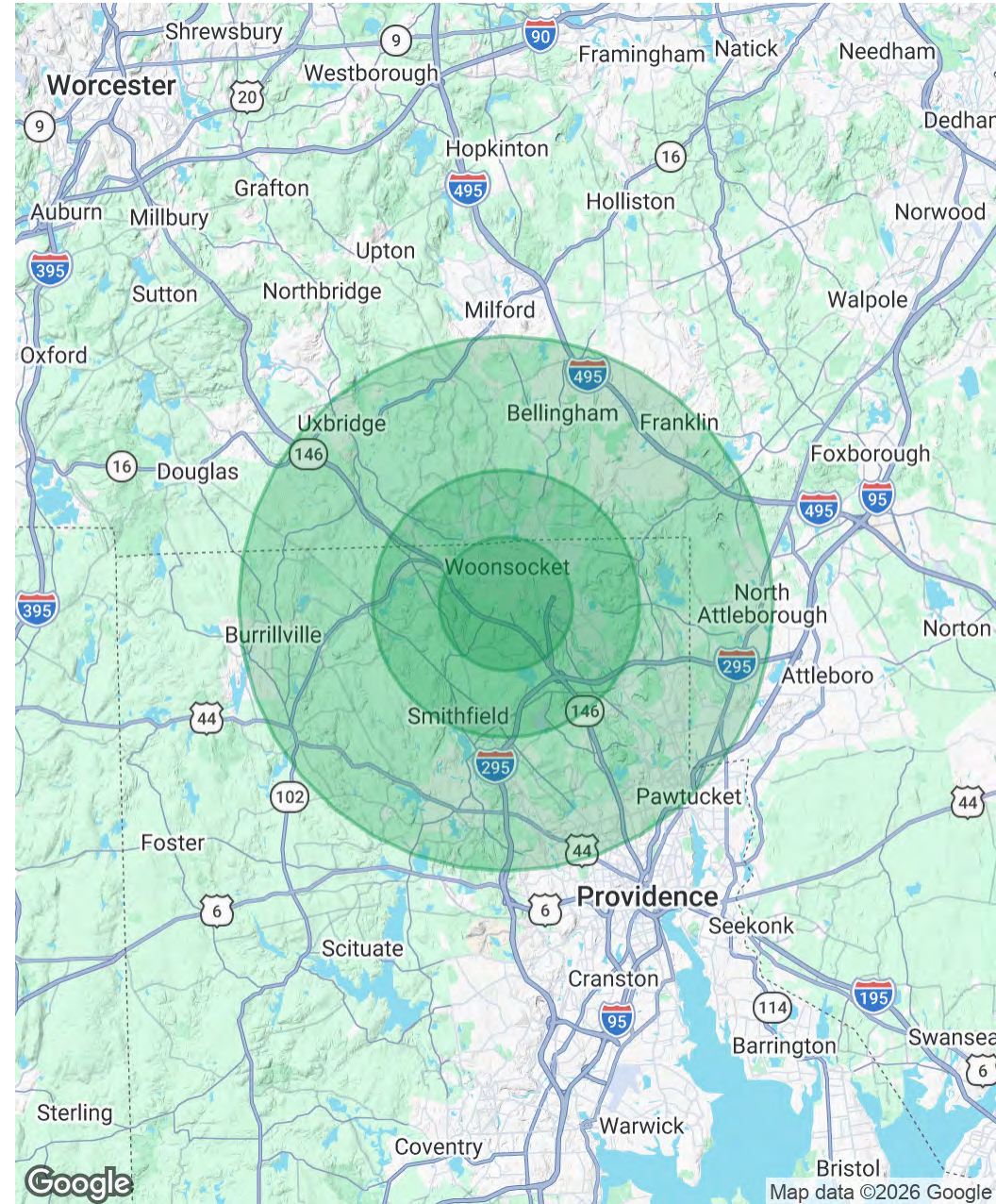
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Population	2.5 Miles	5 Miles	10 Miles
Total Population	48,682	96,681	356,693
Average Age	39.5	40.8	41.2
Average Age (Male)	36.9	38.9	39.6
Average Age (Female)	41.3	42.7	42.5
Households & Income	2.5 Miles	5 Miles	10 Miles
Total Households	19,838	37,834	140,044
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$85,071	\$106,459	\$113,097
Average House Value	\$320,008	\$380,978	\$412,087

2023 American Community Survey (ACS)



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# REO AUCTION | 1 EDDIE DOWLING HIGHWAY

ADDITIONAL PHOTOS



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