

RESTAURANT AND RECREATION VENUE FOR SALE



325 FARNUM PIKE

Smithfield, RI 02917

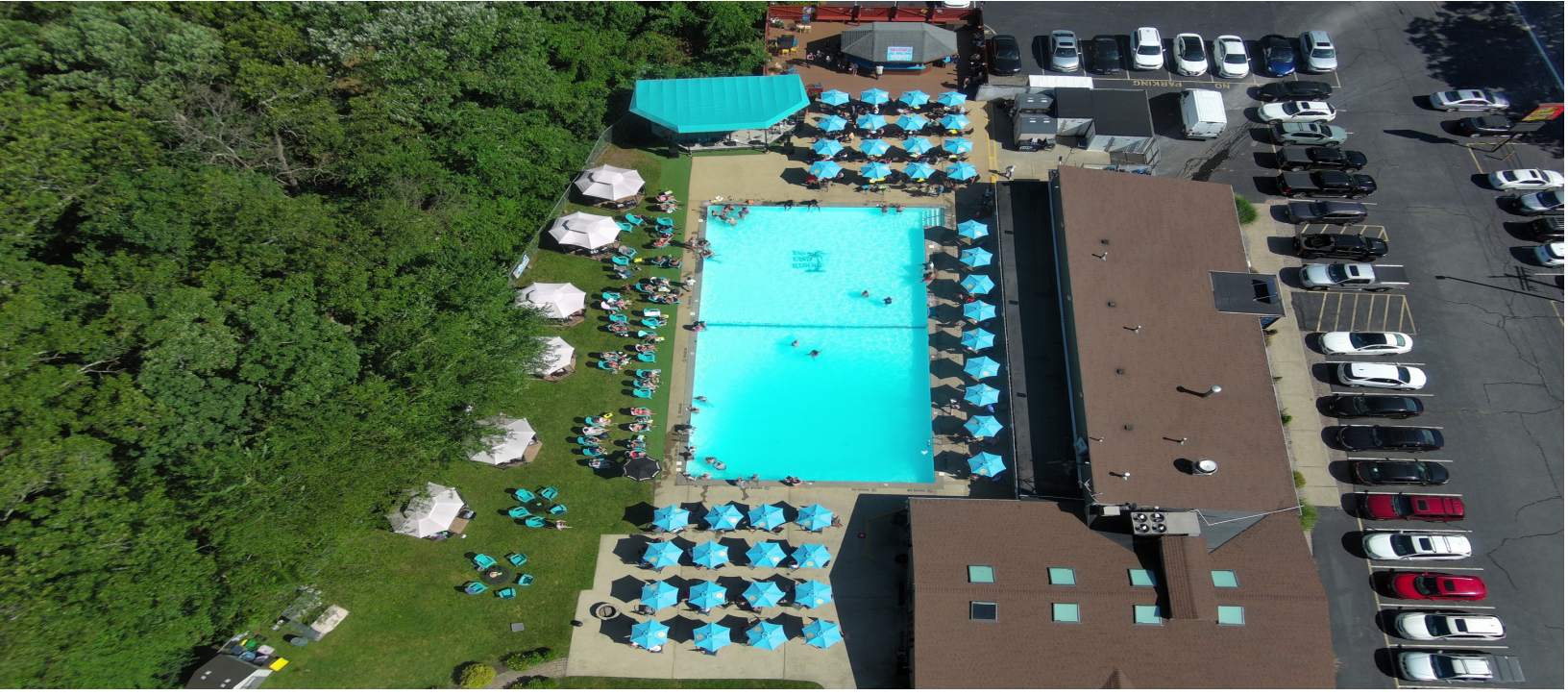
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

The Last Resort Restaurant & Entertainment Center is a high-energy dining and entertainment destination in Northern Rhode Island, combining casual dining with a vibrant social atmosphere that attracts both locals and visitors.

The property features a full-service restaurant and expansive outdoor amenities, including live music, sand volleyball courts, a swimming pool, and patio seating, creating a popular seasonal hub for dining, events, and recreation.

This unique mix of food, entertainment, and outdoor experiences drives strong traffic and repeat business, offering multiple revenue streams and upside for an owner-operator or investor.

LOCATION DESCRIPTION

The Last Resort Restaurant & Entertainment Center at 325 Farnum Pike in Smithfield (near Lincoln) benefits from a strong Northern Rhode Island demographic and a dense mix of nearby retail, dining, and hospitality uses.

Its location offers excellent regional access via Route 7, Route 146, and I-295, providing strong connectivity to Providence and Massachusetts and driving consistent customer traffic.

The area is further supported by major employers and institutions such as Fidelity Investments, Bryant University, Amica Mutual Insurance, and Navigant Credit Union, creating steady daytime and evening demand.

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PROPERTY HIGHLIGHTS

- 6,546' Full Service Restaurant
- May–September Outdoor Summer Events Including League Volleyball, Swimming Pool and Outdoor Live Stage
- Ample Parking- Approximately 300 Spaces
- Fully Sprinklered
- Existing Business with Revenues Approaching \$1.5M
- Potential Development Opportunity for Residential Condos or Apartments - Architectural/Engineered Plans Available
- Close Proximity to Bryant University, Fidelity Investments, Amica Mutual, and Navigant CU

OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	6,546 SF
Lot Size:	11.5 Acres
Zoning:	LI

DEMOGRAPHICS

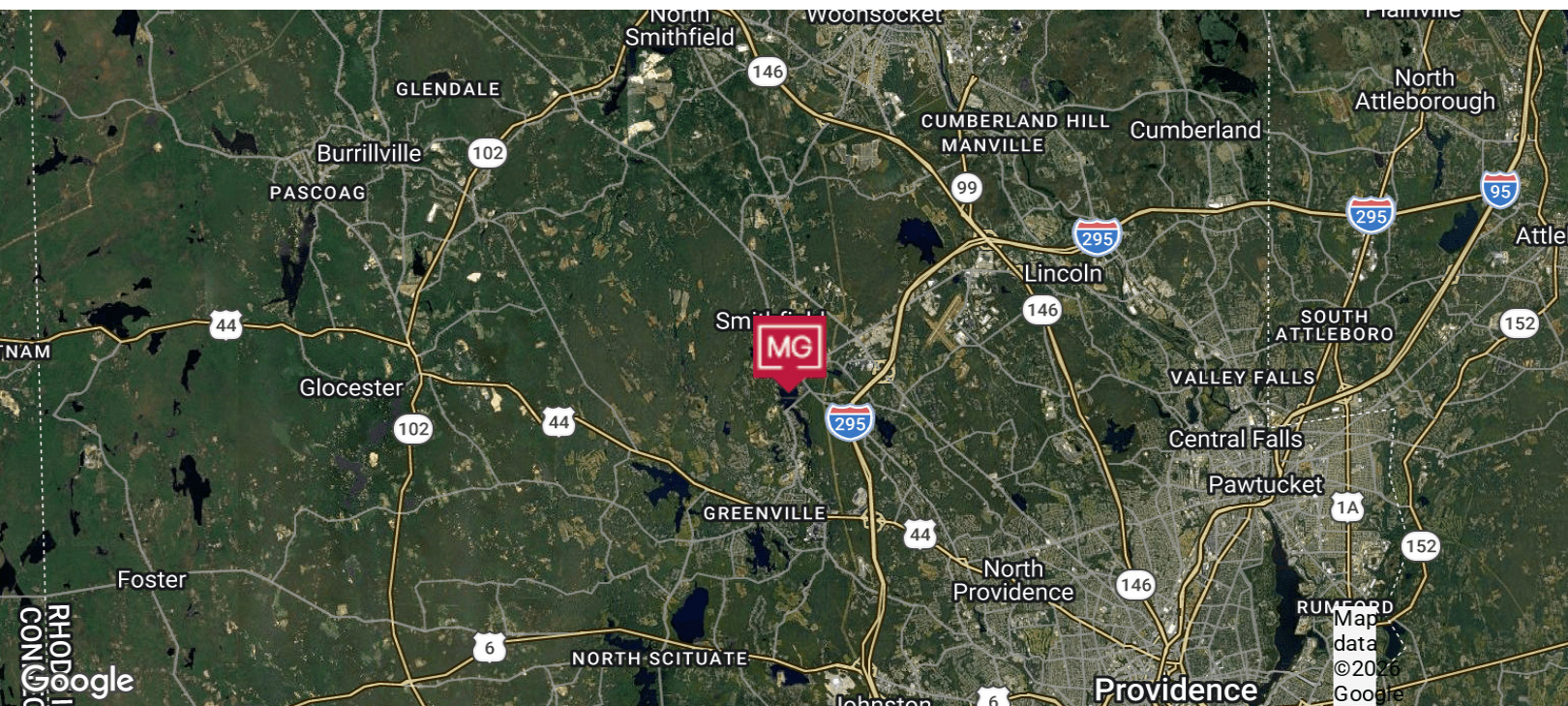
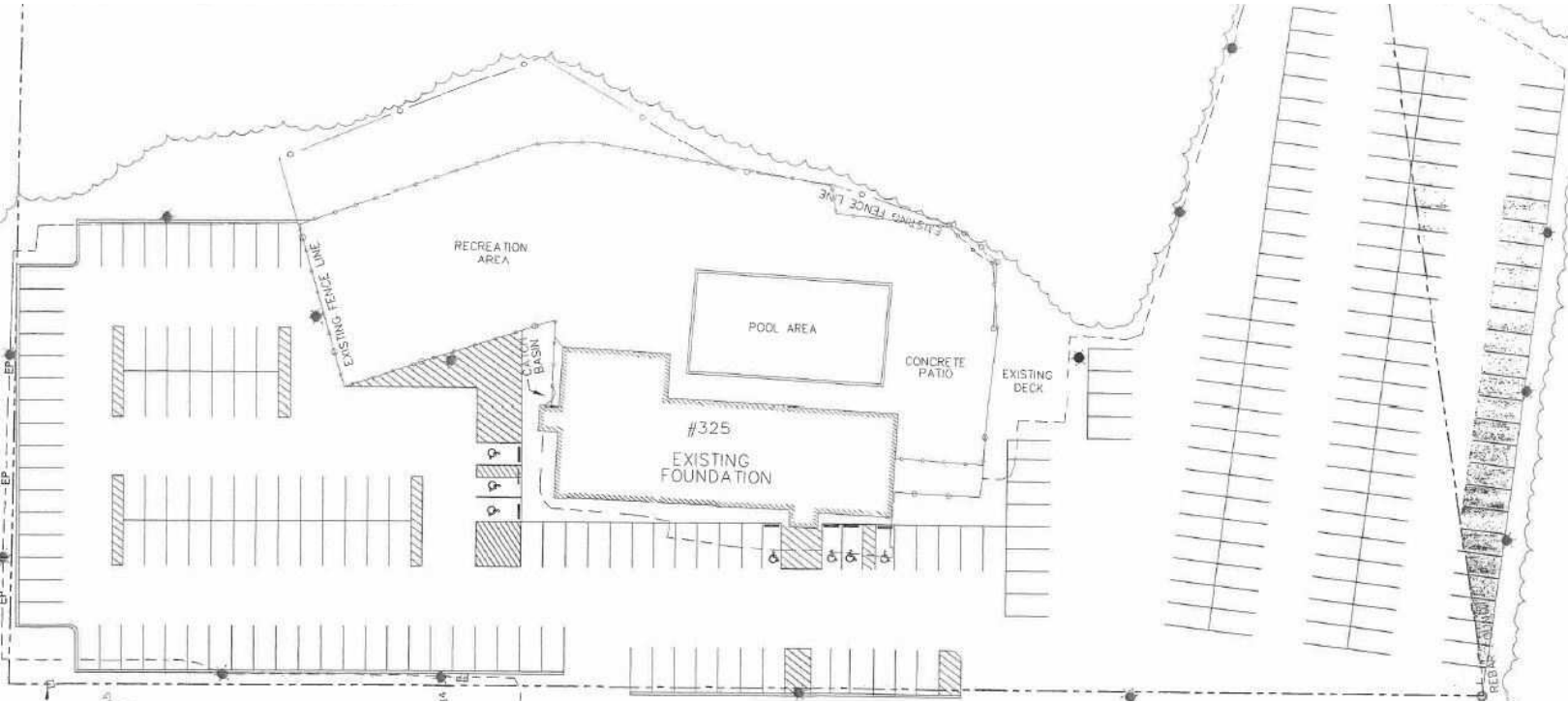
	3 MILES	5 MILES	7 MILES
Total Households	5,921	19,007	67,686
Total Population	17,908	50,420	171,748
Average HH Income	\$132,169	\$135,634	\$112,065

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SITE PLAN AND REGIONAL MAP

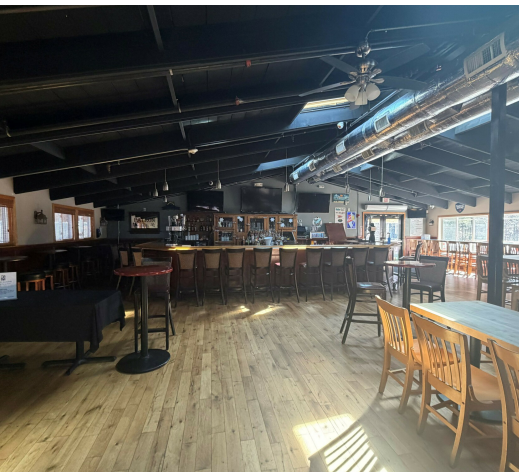


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INTERIOR PICTURES



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EXTERIOR PICTURES



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