

PRIMARY RETAIL AVAILABLE
SMITHVILLE SQUARE
45 South New York Road, Galloway, NJ



Smithville Square Description and Highlights



Smithville Square is in Galloway Township, in the heart of Atlantic County, with a rare 42,901 SF anchor box now available. Positioned on Route 9 with 277 feet of Frontage and signalized access, the center sits just 4 miles from Exit 44 of the Garden State Parkway and less than 20 minutes from Atlantic City. Galloway Township is home to Stockton University's main campus and its enrollment of nearly 10,000 students, anchoring steady year round demand across the trade area.

The property spans 106,931 SF across 25.88 acres with 542 parking spaces and is anchored by Curexa Pharmacy alongside an e-commerce-resistant lineup of daily-needs and service tenants. The available 42,901 SF anchor box offers exceptional visibility, deep parking, and flexible Configuration — divisible to 20,000 SF — making it ideal for a national or regional operator seeking a high-visibility Atlantic County location. With new residential development underway nearby, including a 120-unit Class A apartment complex directly across the street and a 130-bed assisted-living facility approved less than a mile away, Smithville Square is positioned to capture growing demand with aggressive deal terms for the right tenant.

HIGHLIGHTS

- 42,901 SF Anchor Box Available — Divisible to 20,000 SF
- E-commerce - Resistant Daily - Needs Co - Tenancy
- 277 ft of Frontage on Route 9 with Signalized Access and Two Curb Cuts on Smithville Blvd
- 4 Miles from Garden State Parkway Exit 44; less than 20 minutes to Atlantic City
- Stockton University (~10,000 students) in Galloway Township
- 542 Parking Spaces (5.07/1,000 SF) on 25.88 Acres
- Aggressive Deal Terms for Qualified Tenants
- New residential nearby — 120-unit apartment complex across the street, 130-bed assisted living approved up the road



Property Details & Demographics

SPACE DETAILS

	Total Available Retail	42,901 SF
	Minimum Divisible	20,000 SF
	Lease Rate	TBD
	2026 NNN Est.	\$4.80 / SF
	Year Built / Renovated	1989 / 2016
	Parking	542 Spaces (5.07 / 1,000 SF)
	Total Rentable Area	106,931 SF
	Land Area	25.88 Acres
	Zoning	CC-2 (Community Commercial-2)
	Traffic Count	Route 9 — 25,000 VPD

DEMOGRAPHICS

	2-MILE	5-MILES	10-MILES
 2025 Population	10,000	35,000	180,000
 Median Age	45.6	39.9	41.7
 Average HH Income	\$103,000	\$108,000	\$95,000
 Median Home Value	\$312,000	\$286,000	\$998,000



Site Plan & Availabilities

AVAILABILITIES TABLE

- Suite 21
42,901 SF
(AVAILABLE)



Area Highlights

STOCKTON UNIVERSITY — REGIONAL ENROLLMENT DRIVER

Stockton University's main campus sits in Galloway Township, just minutes from Smithville Square, with an enrollment of nearly 10,000 students plus faculty and staff. As one of New Jersey's largest public universities, Stockton generates consistent year-round demand for retail, dining, fitness, and service uses across the immediate trade area. The steady flow of students, families, and campus employees gives Smithville Square a built-in, recession-resistant customer base seeking convenient shopping and everyday needs close to campus.

ATLANTIC CITY — REGIONAL ENTERTAINMENT & DEVELOPMENT HUB

Located less than 20 minutes from Smithville Square, Atlantic City is one of the Northeast's premier entertainment and tourism destinations, home to the Borgata, Caesars, Harrah's, and the iconic Boardwalk. The region is in the middle of a significant wave of new investment, including the approved \$3.3 billion redevelopment of Bader Field and a 400-acre mixed-use logistics hub at Atlantic City International Airport. This influx of capital is driving economic and population growth throughout the surrounding communities, including Galloway, strengthening the long-term fundamentals of the trade area and demand for well located retail.

Neighbor Map



Property Photos



Smithville Square

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