



**FOR
LEASE**

Emily Stein

*Managing Director
& Director of Healthcare Services*

856.797.1919 x110
609.457.9816
Emily.Stein@VantageRES.com

Vince Ceroli

Sr. Advisor

856.797.1919 x120
856.261.3000
Vince.Ceroli@VantageRES.com

856.797.1919
VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003



SMITHVILLE SQUARE
45 SOUTH NEW YORK ROAD, GALLOWAY, NJ 08205



SHOPPING CENTER OVERVIEW



856.797.1919
VantageRES.com

FOR LEASE

45 SOUTH NEW YORK ROAD, GALLOWAY, NJ 08205

OFFERING SUMMARY

Asking Lease Rate: \$13.50/SF NNN (NNN= \$4-4.50/SF)

Size Available:

- Suite 5: +/- 1,887 SF
- Suite 6: +/- 1,328 SF
- Suite 11: +/- 1,480 SF
- Suite 13: +/- 1,265 SF
- Pad Sites Available

Zoning: CC-2

Parking: +/- 650 Spaces

Signage: Facade & Monument

Traffic Count: 8,862 VPD



PROPERTY HIGHLIGHTS

+ Located on Route 9 and less than a mile from Historic Smithville, Smithville Square is the premier retail shopping plaza in Galloway, NJ. Under new management, the center is undergoing a beautiful transformation with the addition of Curexa, a family-owned compounding pharmacy employing over 200+ employees

+ The complex is home to a diverse roster of co-tenants including Dunkin', Curexa, Ivy Rehab, Geico, Anytime Fitness and more

+ The property is very well maintained, recently renovated and boasts 650 parking spots and 3-4 available pad sites, ideal for a bank, quick-service restaurant, urgent care or other use

+ The center is in close proximity to Stockton University, Atlantic City, and all other major shore points



FOR LEASE

45 SOUTH NEW YORK ROAD, GALLOWAY, NJ 08205

856.797.1919

VantageRES.com



DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	5,005	16,065	37,108
PROJECTED 2028	5,223	16,436	38,429

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,289	6,642	13,246
PROJECTED 2028	2,402	6,835	13,793

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$84,396	\$83,216	\$97,072
MEDIAN INCOME	\$62,983	\$63,553	\$72,467

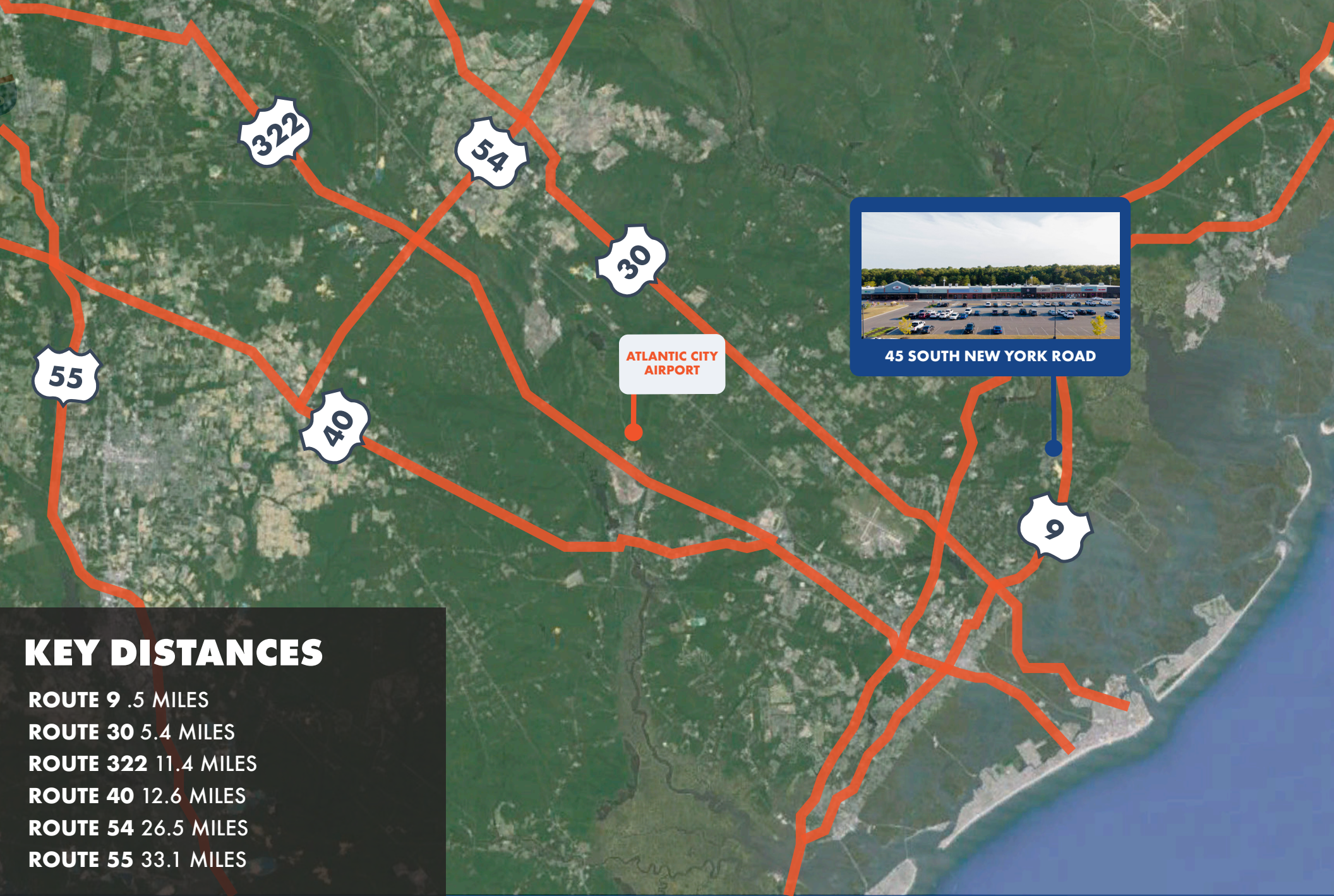


FOR LEASE

45 SOUTH NEW YORK ROAD, GALLOWAY, NJ 08205

856.797.1919

VantageRES.com



ATLANTIC CITY AIRPORT



45 SOUTH NEW YORK ROAD

KEY DISTANCES

- ROUTE 9 .5 MILES
- ROUTE 30 5.4 MILES
- ROUTE 322 11.4 MILES
- ROUTE 40 12.6 MILES
- ROUTE 54 26.5 MILES
- ROUTE 55 33.1 MILES



FOR LEASE

45 SOUTH NEW YORK ROAD, GALLOWAY, NJ 08205

856.797.1919
VantageRES.com



NEARBY AMENITIES

DINING

- Black Cat Bar & Grill
- Dennys
- Dunkin
- JD's Pub & Grill
- Oyster Creek Restaurant & Boat Bar
- Phoenix Diner
- Romanellis Garden Café
- Tony Beef
- Villa Rifici
- Vincenzos Smithville

RETAIL/GROCERY

- Anytime fitness
- Blue Heron Pines Golf Club
- Dollar General
- Galloway National Golf Club
- Hampton Inn
- Holiday Inn Express
- Home Depot
- Motts Creek Inn
- Seaview Golf Club
- Shoprite
- Smittys Wine & Spirits
- Stockton University
- Village Inn & Suites
- White Horse Wine & Spirits



FOR LEASE

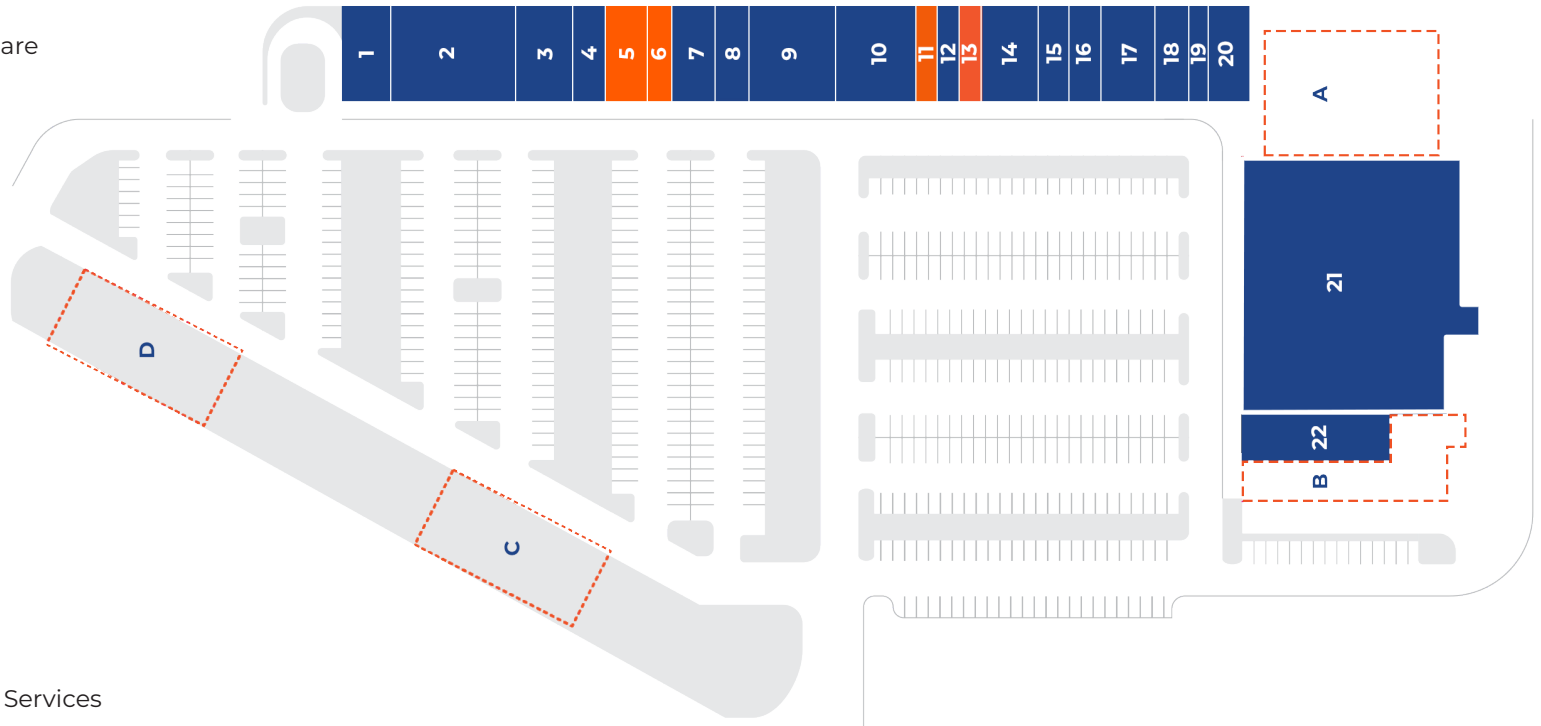
45 SOUTH NEW YORK ROAD, GALLOWAY, NJ 08205

856.797.1919

VantageRES.com

SITE PLAN

1. Dunkin'
2. Curexa
3. Mrs. Barnes Playhouse Daycare
4. Sunrise Laundromat
5. VACANT +/- 1,887 SF
6. VACANT +/- 1,328 SF
7. Geico
8. Ivy Rehab
9. JD's
10. Anytime Fitness
11. VACANT: +/- 1,480 SF
12. Lucky Nails
13. VACANT: +/- 1,265 SF
14. Bellino's Market
15. Dim Sum & then Some
16. Goosehead Insurance
17. Nurture Pet Store
18. Village Dry Cleaners
19. Mr. Cuts
20. Ombudsman Educational Services
21. Curexa
22. Smithvilles Wine & Spirits



* A,B,C,D: Potential pad sites available for lease | Call for details



856.797.1919
VantageRES.com

FOR LEASE

45 SOUTH NEW YORK ROAD, GALLOWAY, NJ 08205