Former Rite Aid

76 Smith Street, Perth Amboy NJ



11,060 SF Available for Lease

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JLL

Property Location

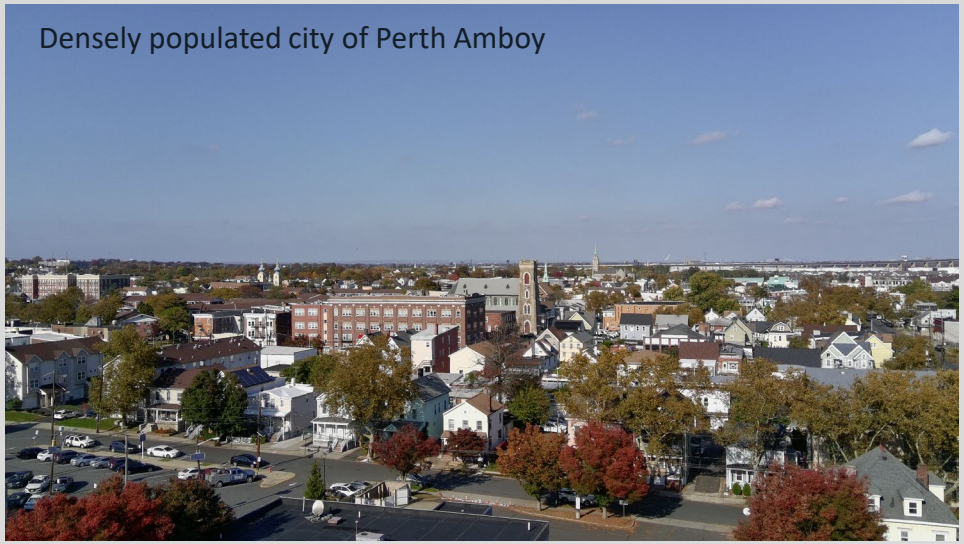
- Historic waterfront city in Middlesex County, NJ
- Served by major regional routes including NJ Route 440, Route 35, and Route 9
- Dense, diverse urban population with a vibrant commercial corridor along Smith Street & State Street
- Situated ideally on Smith Street (786 VPD)

Space Availability

- 11,060 SF available for lease
- Former Rite Aid
- Prominent building signage available
- Dedicated drive thru
- 50 designated parking spaces

Neighboring Tenants

DOLLAR TREE
PNC
CHASE
DUNKIN'
verizon
THE UPS STORE





Site Plan


Public Parking
Robert Fiance Makeup Academy, Bargain Man, Mexican Restaurant, El Shaday, Dress Express, Margarita's Thrift Shop
State St – 508 VPD
Jefferson Street
High Street Apartments
DUNKIN'
786 VPD
Smith Street
High St – 1,212 VPD
King St
PNC
V&J Jewelers Pawn Shop, Made by Raquel, Ricky's Pizzeria, Fu Lin Chinese, Vas Law LLC

Property Photos









76 Smith Street, Perth Amboy, NJ

Retail Aerial



Demographics

263,524
Population

$95,504
Med. HH Income

$3.23M
Total Consumer Spending

9,237
Businesses

Demographics taken within a 5-mile radius
Source: Costar 2025

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FOR MORE INFORMATION:

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