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Aprime piece of real estate in Smithfield Township, once marketed as Wall Street West, will now become Smithfield Gateway.

The developer, James DePetris, CEO of Legend Properties Inc., has plans to develop 90 of the 120 acres of land on the north side of 209 and the remaining 30 acres directly across Route 209 on the south side.

“The current Dunkin’ Donuts that has operated on Route 209 for 10 years will move into a new building at Smithfield Gateway, and the retail project will include small stores, no big restaurants and we will have several takeout places.”

Health services will provide care closer to home.

DePetris said one of the most-needed services is a medical provider closer than going into East Stroudsburg.

“People will not have to drive so far to get to their doctor or for medical treatment,” he said.

St. Luke’s University Health Network will be moving in as an anchor building at the corner of Route 447 and Route 209 and will occupy 40,000 square feet of space at the Smithfield Gateway.

The St. Luke’s medical building is part of the first phase of the project, and infrastructure work has already begun with the installation of drainage.

Timeline

The medical facility hopes to open in the summer of 2022, St. Luke’s Corporate Communications Director Sam Kennedy said. He added the facility would most likely offer a mix of outpatient and administration services, but nothing is definite yet.

The plans for the development also include up to 236 apartments with additional town houses or condos for seniors.



Map of Complex.



St Luke’s will be the first to build in the new Smithfield Gateway Project



An aerial view of the Smithfield Gateway project (CONTRIBUTED PHOTO)

“Many older people want to sell their home once they retire, and they don’t want to buy another smaller home and favor either renting an upscale apartment or condo,” DePetris said.

The construction of the apartments, town houses and condos are included in one of the other phases of the construction. The project will require widening Route 209 from two lanes to five, including a center turn lane and two traffic lights, with the first phase of roadwork expected to start this summer.

While the project is being done in phases, the first building is scheduled to open to the public in 2023.

Developers expect the Smithfield Gateway project to create 1,000 jobs.