

Glenwood GREEN



Rt 9 and Schulmeister Rd, Old Bridge, NJ 08857

**Regency
Centers.**

A REGENCY CENTERS DEVELOPMENT



Trade Area and Surrounding Retail

BRINGING A QUALITY SHOPPING EXPERIENCE TO THE MARKET

Glenwood Green's primary trade area captures and serves customers who live and commute along the Route 9 corridor. While the trade area has experienced recent growth and boasts 81,000 VPD at Route 9 and Schulmeister Road. Glenwood Green provides:

- 80,000 SF Village Super Market by ShopRite
- 135,000 SF Target
- 72,000 SF ambulatory care center by Rendina Healthcare
- Convenient options such as a **Wawa** and drive-through restaurants directly along Route 9
- A **pedestrian-friendly dining and shopping area**
- **Signaled intersections at Jake Brown Road and Schulmeister Road for convenience**
- Located near a master planned development featuring more than **1,200 single-family homes and luxury apartment rentals**
- Thoughtful design that incorporates **Regency's Fresh Look®** philosophy, blending unique placemaking with the right merchandising mix



➡➡➡ Demographic Snapshot

	3-Mile Radius	5-Mile Radius	10-Minute Drive Time	15-Minute Drive Time	True Trade Area (70% within 15 Miles)
Population	65K	189K	100K	323K	164K
Total Daytime Population	50K	150K	79K	305K	121K
Average Household Income	\$136K	\$143K	\$137K	\$143K	\$128K
Median Home Value	\$513K	\$503K	\$510K	\$525K	\$493K
Bachelor's Degree & Above	39%	41%	40%	41%	36%



24% WEALTHY SUBURBAN FAMILIES

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

- Aged 36-45
- Saving for college
- Value premium grocery shopping
- High credit card use
- Family-oriented activities



17.4% UPPER SUBURBAN DIVERSE FAMILIES

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles

- Aged 36-45
- Affluent
- Home owners
- Athletic activities
- Family-oriented activities
- Charitable contributors



14.8% ULTRA WEALTHY FAMILIES

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer

- Aged 51-65
- Affluent
- Highly educated
- Well-invested
- Charitable giving
- Active and fit



AVAILABLE		SF
C120	AVAILABLE	2,625
C150	AVAILABLE	2,250 - 2,750
C155	AVAILABLE	1,688 - 3,000
C160	AVAILABLE	1,388 - 5,250
H1	AVAILABLE	2,475

MERCHANTS		SF
A	SHOPRITE	82,840
B	TARGET	134,280
C110	PARIS BAGUETTE	3,375
C130	WOOF GANG BAKERY	1,387
C140	BEACH BUM TANNING	1,500
D110	GREAT GREEK MEDITERRANEAN	2,550
D120	DUCK DONUTS	1,950
D130	HAPPY FEET	2,865
D140	EVOLVE MED SPA	1,500
D150	DIAMOND BRACES	2,700
D160	PANDA EXPRESS	2,550
E110	HONEYGROW	2,550
E120	ANGELINA NAILS SPA	2,700
E130	PLAYA BOWLS	1,500
E140	AMERICA'S BEST CONTACTS & EYEGLASS	2,865
E150	SUGARING NYC	1,250
E160	TURNING POINT	3,250
F1	SLEEP NUMBER	3,201
F2	GREGORYS COFFEE	1,809
H2	CHIPOTLE MEXICAN GRILL	2,535
I110	SHAKE SHACK	3,285
J	WAWA	5,075
K	RENDINA HEALTHCARE	72,000
L	ZAXBY'S	5,335







K. Hovnanian Homes' Oaks at Glenwood in Old Bridge, NJ offers new single-family homes with open floorplans, modern designs, and up to 3,000 sq. ft. of living space, conveniently located off Route 9 with easy access to the GS Parkway.

➡➡➡ The Master Plan

A PERFECT BLEND OF RETAIL AND RESIDENTIAL

This master-planned development features:

- **355,202 SF** total, including:
 - **72,000 SF** ambulatory care center
 - **80,500 SF** ShopRite
 - **135,000 SF** Target
 - Thoughtful **placemaking designs** with the right **merchandising mix** to serve the community
- **250-acre development**
- **278 acres of open space**, including community gardens, parks, and playgrounds
- **1,200 residential units**



ShopGlenwoodGreen.com



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