Glenwood GREEN



Rt 9 and Schulmeister Rd, Old Bridge, NJ 08857

Regency Centers.

A REGENCY CENTERS DEVELOPMENT

Trade Area and Surrounding Retail



PRIMARY TRADE AREA

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**
- 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 planned 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

Site Plan



GLA: 352,153 SF

AVAILABLE		SF
F1	AVAILABLE	3,201

MERCHANTS

A	SHOPRITE	82,840
B	TARGET	134,280
C110	PARIS BAGUETTE	3,375
C120	MISSION PET HEALTH	2,625
C130	WOOF GANG BAKERY	1,387
C140	BEACH BUM TANNING	1,500
C150	TREMBLE	2,750
C160	KELLER WILLIAMS REALTY	2,500
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
F2	GREGORYS COFFEE	1,809
G1	AT LEASE	5,000
H1	SWEAT 44O	2,475
H2	CHIPOTLE MEXICAN GRILL	2,535
I110	SHAKE SHACK	3,285
J	WAWA	5,075
K	RWJ BARNABAS HEALTH	72,000
L	ZAXBY'S	5,335

Center Photos









Center Photos









Center Photos









The Master Plan



A PERFECT BLEND OF RETAIL AND RESIDENTIAL

This master-planned development features:

- **250-acre development**
- **278 acres of open space**, including community gardens, parks, and playgrounds
- **1,200 planned residential units**
- **352,000 SF mixed-use development**, including retail, dining, medical services, and convenience

Glenwood GREEN

ShopGlenwoodGreen.com

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