

Glenwood GREEN



Regency
Centers.

A REGENCY CENTERS DEVELOPMENT



WELCOME TO

Glenwood Green

Glenwood Green is ideally situated on New Jersey's Route 9 (81,000 VPD) in Old Bridge and anchored by **Target** and **ShopRite**, both of which expect to attract over **1 million visitors annually**. This makes Glenwood Green the shopping destination of choice for surrounding communities.

The center will feature a curated mix of local and national shops, restaurants, fitness venues, and a gas station. Additionally, an **on-site ambulatory care center**, constructed by Rendina Healthcare, and over **1,200 new residences** currently under development nearby enhance the convenience of Glenwood Green.

With first-class architecture, placemaking amenities, and a pedestrian-friendly design, visitors are welcomed to meet, shop, dine, and dwell at Glenwood Green.



The Location

UNMATCHED VISIBILITY ON THE REGION'S BUSIEST ROAD

Glenwood Green boasts **1,900 feet of frontage on New Jersey Route 9** (81,000 VPD) in Old Bridge, which is the primary local route for commercial and residential traffic. Signaled intersections at Jake Brown Road and Schulmeister Road provide convenient access for southbound commuters and Staten Island residents exiting the Garden State Parkway in South Amboy, as well as for northbound visitors from neighboring Marlboro and Matawan.

Located in Middlesex County on the border of Monmouth County, Old Bridge is a growing community that offers residents a convenient commute to Manhattan, just 33 miles north. The master-planned development, which includes The Oaks at Glenwood and The Villas at Glenwood, will feature more than **1,200 single-family homes and luxury apartment rentals** adjacent to Glenwood Green, accessible via Schulmeister Road.





➡➡➡ 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, the core area currently lacks quality grocery and experiential options. To address this gap, Glenwood Green will provide:

- **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**
- 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	92K	309K	135K
Total Daytime Population	49K	148K	72K	288K	96K
Average Household Income	\$138K	\$143K	\$142K	\$145K	\$132K
Median Home Value	\$98K	\$107K	\$105K	\$106K	\$100K
Bachelor's Degree & Above	42%	42%	42%	42%	39%

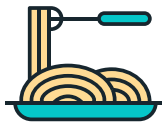
OUR SHOPPERS SPENDS MORE ON:

Spending is above the national average in these categories*



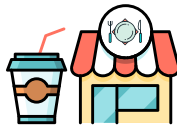
+22%

TOTAL FULL-SERVICE RESTAURANT



+22%

OF DINNERS AT RESTAURANTS



+19%

OF TOTAL MEALS AT RESTAURANT

*10 MINUTE DRIVE TIME



38.8% POWER ELITE

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

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



10.6% SUBURBAN STYLE

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



10.1% FLOURISHING FAMILIES

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

- Aged 36-45
- Affluent
- Athletic activities
- Saving for college
- High credit card use
- Family-oriented activities



AVAILABLE

C120	AVAILABLE	2,625
C150	AVAILABLE	2,750
C160	AVAILABLE	2,500
G1	AVAILABLE	1,800+
H1	AVAILABLE	2,475

MERCHANTS

A	SHOPRITE	80,500
B	TARGET	135,000
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	2,887
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	2,887
E150	SUGARING NYC	1,250
E160	TURNING POINT	3,250
F1	SLEEP NUMBER	3,201
F2	GREGORYS COFFEE	1,809
G2	BANK	1,810
H2	CHIPOTLE	2,535
I110	SHAKE SHACK	3,285
J	WAWA	5,075
K	RENDINA HEALTHCARE	72,000
L	ZAXBY'S	Up to 6,000



Overall Merchandising Plan

SMALL SHOP MERCHANDISING PLAN

- RESTAURANT
- BOUTIQUE FITNESS
- MEDICAL/HEALTH
- TECH/FINANCE/BANK
- SERVICE/BEAUTY



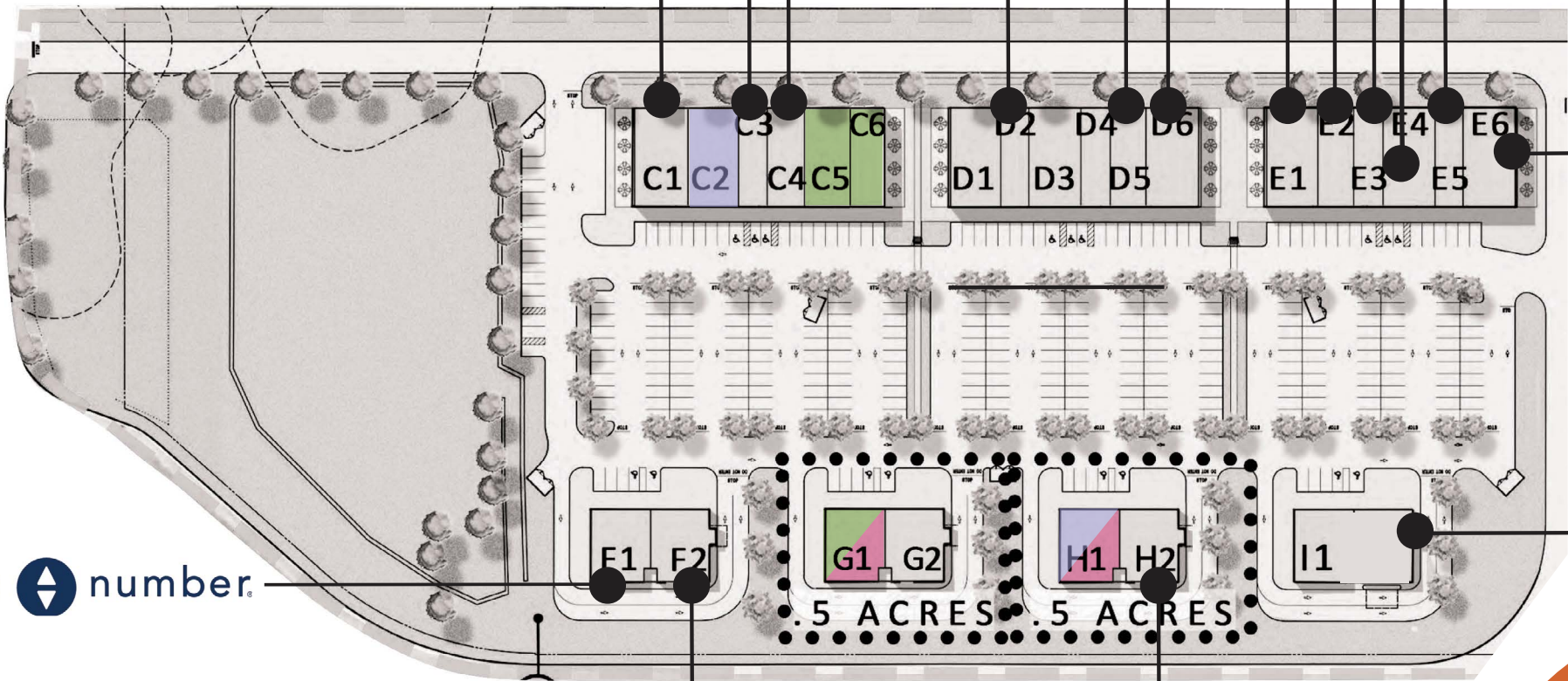


Shop Merchandising Plan

CATEGORIES

- RESTAURANT
- BOUTIQUE FITNESS
- MEDICAL/HEALTH
- TECH/FINANCE/BANK
- SERVICE/BEAUTY

sleep number



WOLF GANG
BAKERY & GROOMING

DIAMOND BRACES



DUCK DONUTS
WARM, DELICIOUS & MADE TO ORDER!



honeygrow

Angelina
NAILS SPA

AMERICA'S BEST
CONTACTS & EYEGLASSES



SUGARINGNYC
ORGANIC WAXING & LASH STUDIO

TURNING POINT
BREAKFAST • BRUNCH • LUNCH

SHAKE SHACK

GREGORYS
COFFEE









Medical Office/Gas Station



72,000 SF
RENDINA
HEALTHCARE REAL ESTATE



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:

- **354,915 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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