

**1.3M**  
visits annually\*

**5.61**  
visit frequency\*

**29 min**  
avg. visit duration\*

\*Source: Placer.ai (Foot Traffic / Location Analytics)

# Galloping Hill Center

1350 GALLOPING HILL ROAD | UNION, NJ 07083

## Available Spaces

Fully Leased

## Broker Incentive

5% commission to co-brokers (up to 10 years)



## Retailers



## 3-Mile Demographics

**240,759**  
POPULATION

**86,729**  
HOUSEHOLDS

**\$135,293**  
AVERAGE HH INCOME

**224,735**  
DAYTIME POPULATION

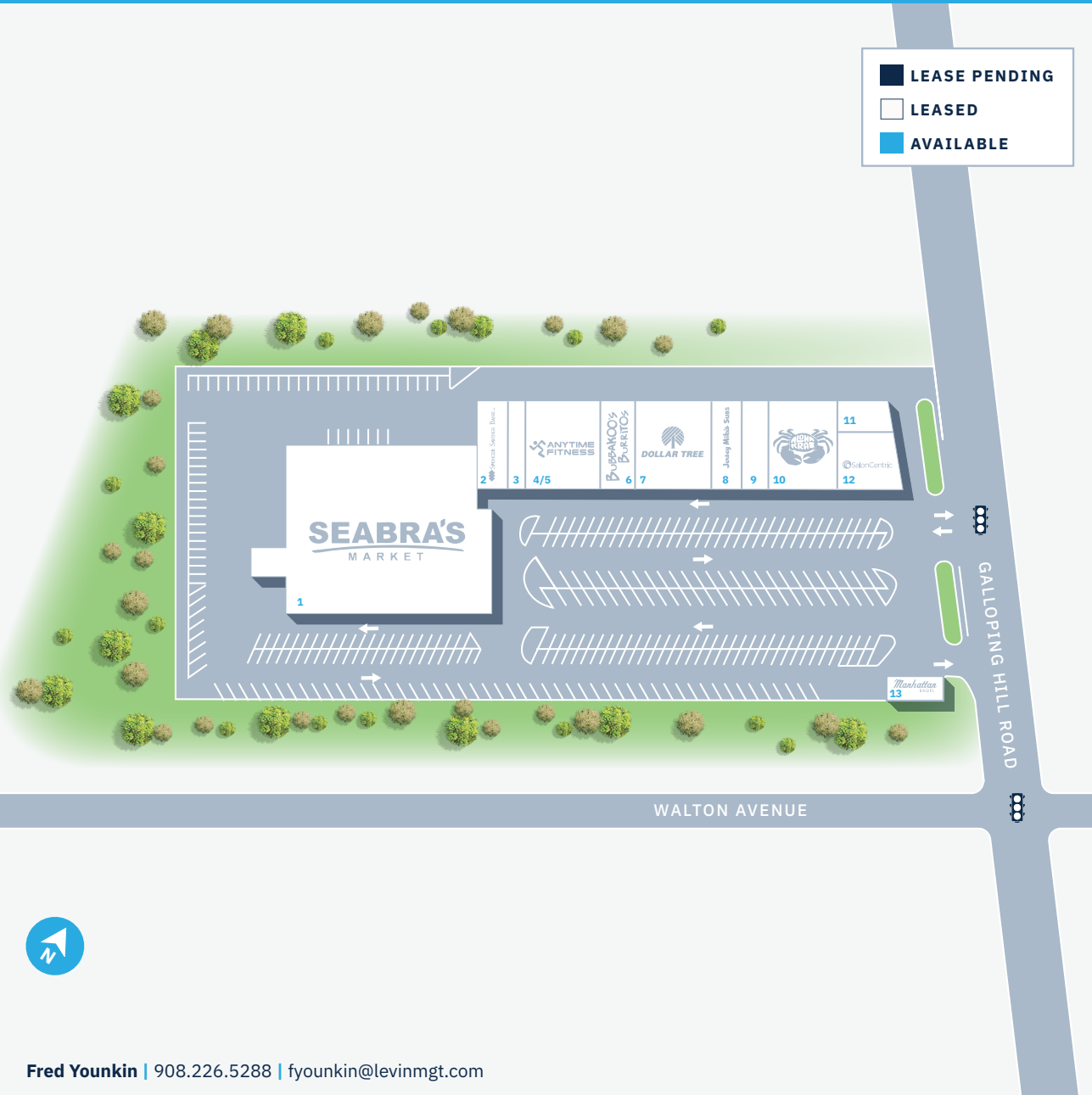
## Property Highlights

- **1.3M Annual Visits** – Galloping Hill Center has experienced a **+14.5% YoY increase in foot traffic**, driven by exciting new retailers.
- Strategically positioned on **Galloping Hill Road**, less than half a mile from the Garden State Parkway.
- Serves **236,121 residents** within a 3-mile radius.
- Strong Daytime Traffic – Home to **114,467 employees**
- Less than 3 miles from Route 22
- Close to major national retailers, including Walmart, Target, HomeGoods, TJ Maxx, and Home Depot, increasing customer draw.
- Adjacent to the future Northeast Science and Technology (NEST) Center, a 100-acre life sciences and biotech hub on the former Merck campus
- **Average Daily Traffic:** 17,955 Galloping Hill Rd; 12,825 Chestnut Street

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## SITE PLAN



Tenant Roster		SF
1	Seabra's Supermarket	30,861
2	Spencer Savings Bank	3,825
3	HealthBest Cafe	1,400
4/5	Anytime Fitness	7,090
6	Bubbakoo's Burritos	1,890
7	Dollar Tree	7,625
8	Jersey Mike's Subs	1,800
9	Galloping Hill Surgical	1,395
10	Aloha Krab Cajun	5,500
11	Top Nails	650
12	Salon Centric	4,162
13	Manhattan Bagel	1,400



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## GALLERY



# Galloping Hill Center

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## DEMOGRAPHICS

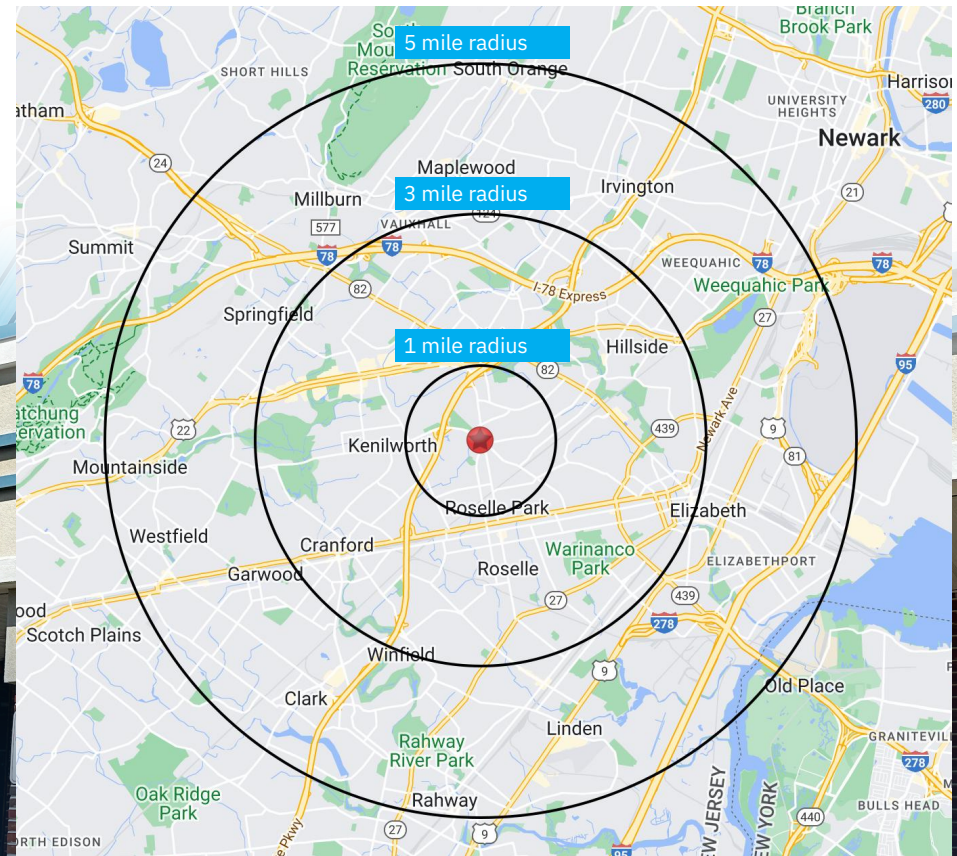
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	18,554	240,759	632,070
Households	6,709	86,729	226,672
Average Household Income	\$159,049	\$135,293	\$136,115
Projected Average Household Income (2030)	\$156,774	\$133,757	\$134,642
Median Household Income	\$125,080	\$106,299	\$104,429
Total Businesses	719	9,578	24,126
Total Employees	8,435	89,939	211,864
Daytime Population	18,395	224,735	586,057
Total Annual Household Expenditure	\$906.51 M	\$10.44 B	\$26.37 B
HH Income \$200K or more	1,746	16,354	43,444
College Degree + (Bachelor Degree or Higher)	5,671	58,936	150,699

Source: sitesusa.com

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**LEVIN**  
MANAGEMENT

CLOSE AERIAL



17,955  
VPD

FIVE-POINTS SHOPPING  
CENTER

**SUBWAY**  
**Santander**  
**CONSTANTINO'S**  
ITALIAN MARKET  
**B&B**  
BAGELS & BEANS  
EATERY CATERING & MORE

**SEABRA'S**  
MARKET

ANYTIME FITNESS  
BUBBAKOO'S BURRITOS  
DOLLAR TREE  
SalonCentric

*Walgreens*

12,825  
VPD

Walton Avenue

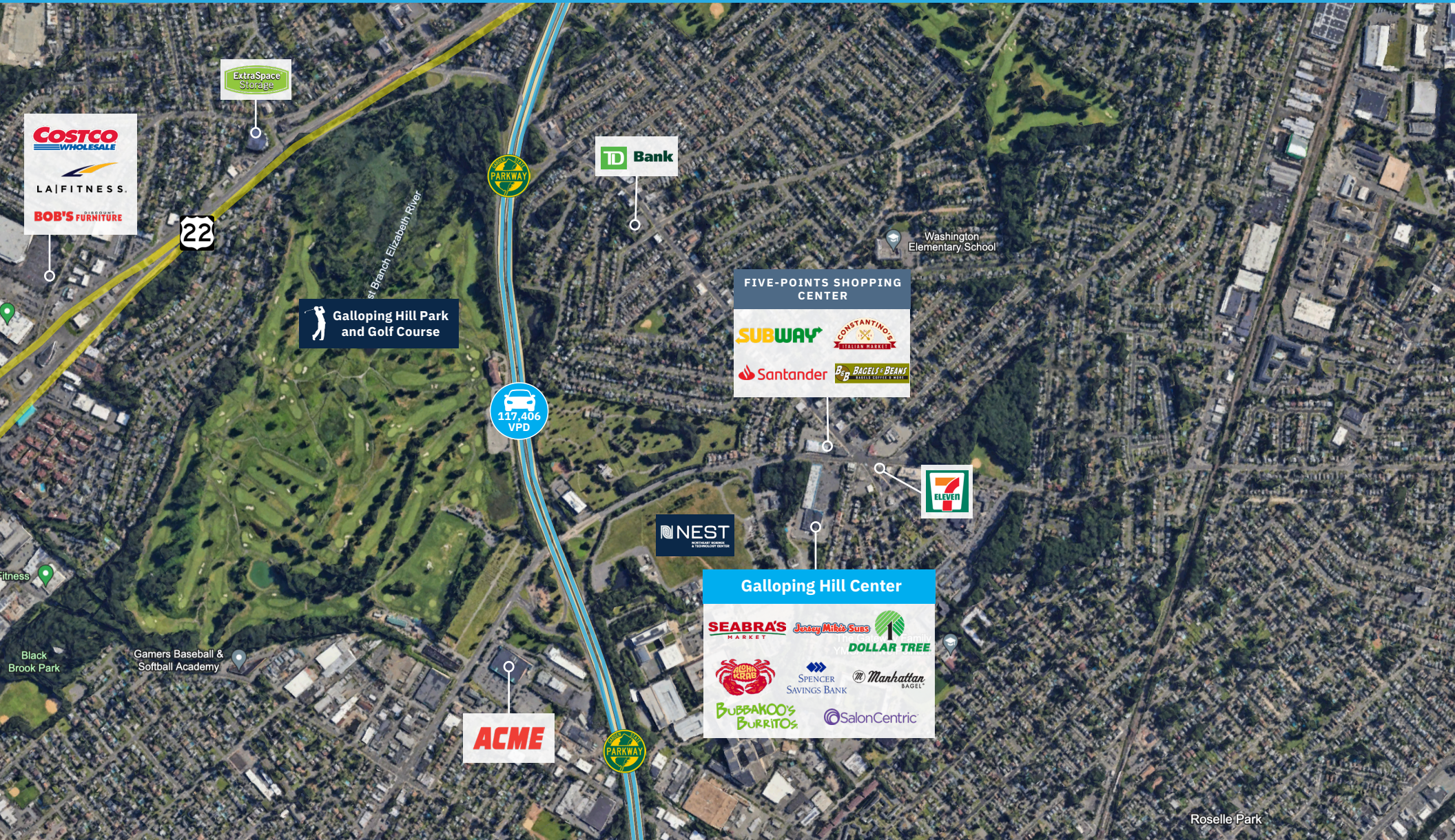
Galloping Hill Road

Chestnut Street

# Galloping Hill Center

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## MARKET AERIAL





**Our History is Strong.**  
**Our Vision, *Stronger*.**

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**Fred Younkin**

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