

52-54 Vineyard Road

6,569 SF | FOR SALE OR FOR LEASE

CONTACT

Suketu Shah

Associate Director

+1 732 807 0401

suketu.shah@colliers.com

Salesperson

Douglas Twyman, SIOR

Senior Managing Director

+1 732 807 0338

doug.twyman@colliers.com

Broker Salesperson



Colliers International NJ LLC
10 Woodbridge Center Drive
Suite 1010
Woodbridge, NJ 07095

52-54 Vineyard Road

6,569 SF | FOR SALE OR FOR LEASE



Space Features

- 1 Story, 2 Unit, 6,569 SF commercial building
- Lot size: 30,102 sf
- Situated opposite Edison Towne Square with co-tenancy consisting of Sams Club, Starbucks and Top Golf
- Fully built out Sports Bar with license to sell Packaged Good Liquor
- At signalized corner surrounded by retail, restaurants, and households
- Easy access to Route 1, NJ Turnpike, Route 287, and Garden State Parkway
- Suitable for conversion to general or medical office space

****Please do not visit the site without appointment****

Area Demographics

	1 Mile	3 Miles	5 Miles
2019 Total Population	12,791	95,239	288,679
2019 Total Households	4,789	34,698	96,690
Households Income: Median	\$91,896	\$97,496	\$86,287
Household Income: Average	\$110,255	\$127,308	\$115,912
Daytime Population	15,041	115,687	345,347
AADT	10,034		

Retail Competitor Map





Suketu Shah
Associate Director
+1 732 807 0401
suketu.shah@colliers.com
Salesperson

Douglas Twyman, SIOR
Senior Managing Director
+1 732 807 0338
doug.twyman@colliers.com
Broker Salesperson

Colliers International NJ LLC
10 Woodbridge Center Drive
Suite 1010
Woodbridge, NJ 07095

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.