

52-54 Vineyard Road

6,569 SF | FOR SALE

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Colliers International NJ LLC
10 Woodbridge Center Drive
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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

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		

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



**52-54
Vineyard Road**

JOHNSTONE STREET

VINEYARD ROAD

EDISON TOWN SQ.



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