

# columbia, nj

## 10 simpson road

pad site opportunity adjacent to travel center available | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,050	4,409	11,231
Median HHI	\$87,916	\$85,452	\$79,847
Daytime Population	878	2,731	6,599

Address	10 Simpson Road, Columbia, NJ
Available	7 acres
Asking Rent	Upon Request
Area Retail	Chick-Fil-A, Starbucks, McDonald's, Taco Bell, Dunkin', PNC Bank, Exxon, Sunoco, Brook Hollow Winery, Dalton's Columbia Inn, The Log Cabin Bar and Grill, and many more
Comments	<ul style="list-style-type: none"><li>located at exit 4 off of Route 80 West</li><li>situated 3 miles west of the Route 46 Truck Center and ACI Truck Stop</li></ul>

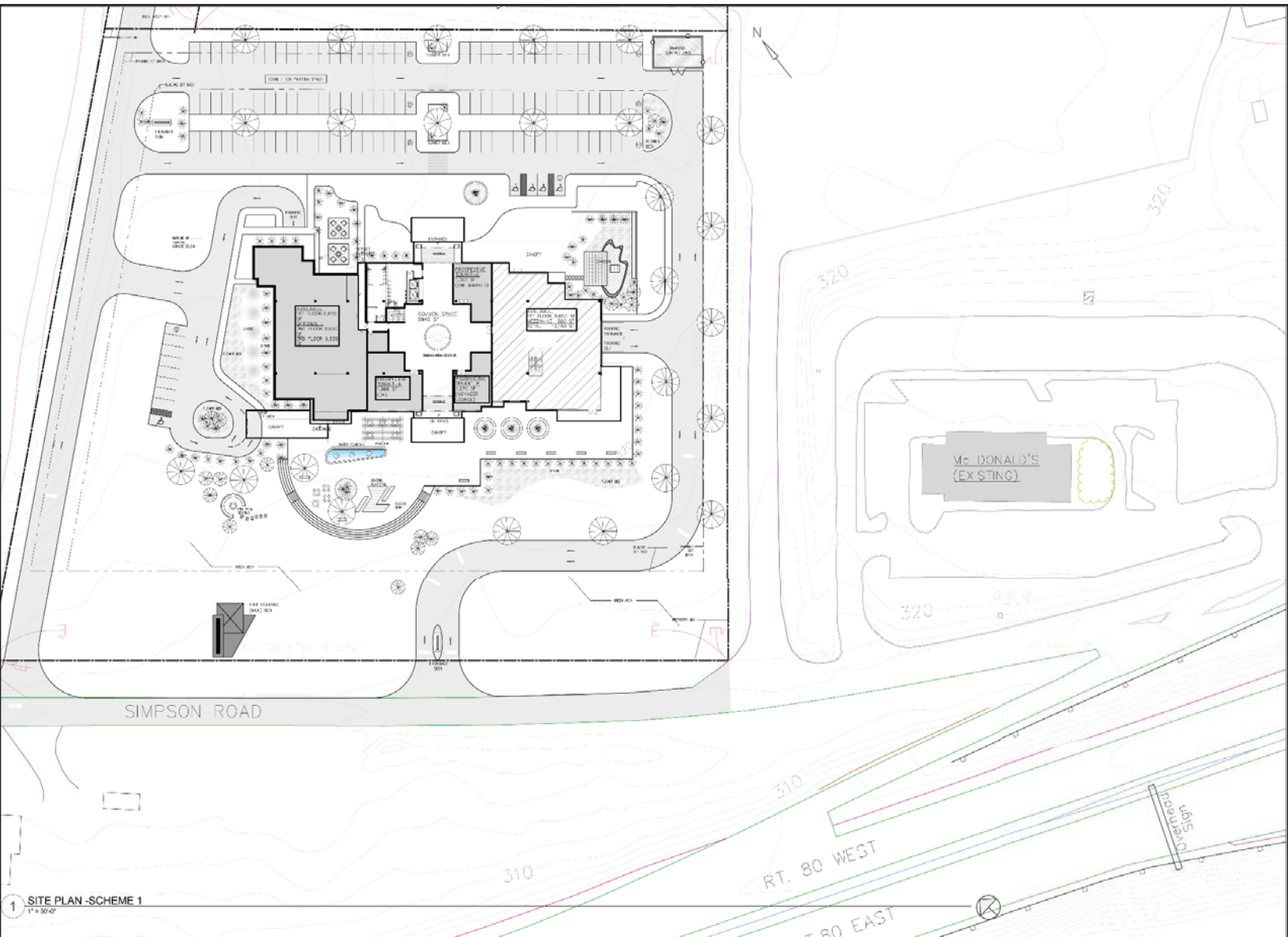
**For More Information:**  
James Aug | aug@sabre.life | T 201 249 8911 x 1540  
**sabre.life**

**SABRE**

# columbia, nj

## 10 simpson road

### SITE PLAN 1



For More Information:  
James Aug | [aug@sabre.life](mailto:aug@sabre.life) | T 201 249 8911 x 1540  
[sabre.life](http://sabre.life)

**SABRE**

# columbia, nj

10 simpson road

## SITE PLAN 2



1 SURVEY - KNOWLTON  
1" = 30'-0"

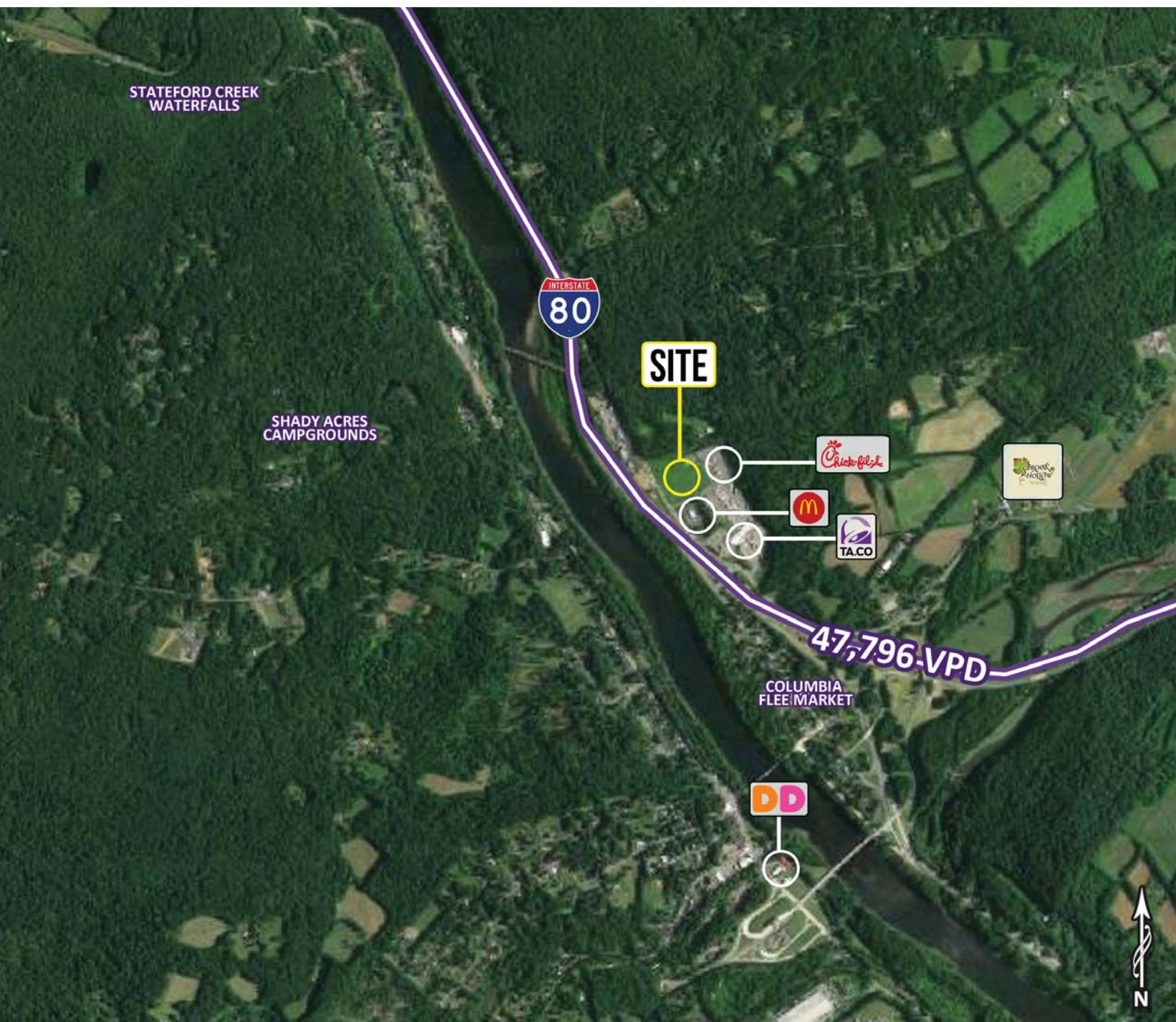


For More Information:  
James Aug | [aug@sabre.life](mailto:aug@sabre.life) | T 201 249 8911 x 1540  
[sabre.life](http://sabre.life)

**SABRE**

# columbia, nj

## 10 simpson road



### For More Information:

James Aug | [aug@sabre.life](mailto:aug@sabre.life) | T 201 249 8911 x 1540

Sabre Real Estate Group, LLC

500 Old Country Road Garden City NY 11530

500 Route 17 South Hasbrouck Heights NJ 07604

135 Madison Ave 8th Floor New York NY 10016

[sabre.life](http://sabre.life)

# SABRE

© Sabre Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.