

RETAIL/MEDICAL SPACE

SPARTA TOWNE SQUARE

2-10 Main Street at Sparta Avenue

SUSSEX COUNTY

SPARTA | NEW JERSEY

**4,379 SF
Available**

Retail/Medical
Space

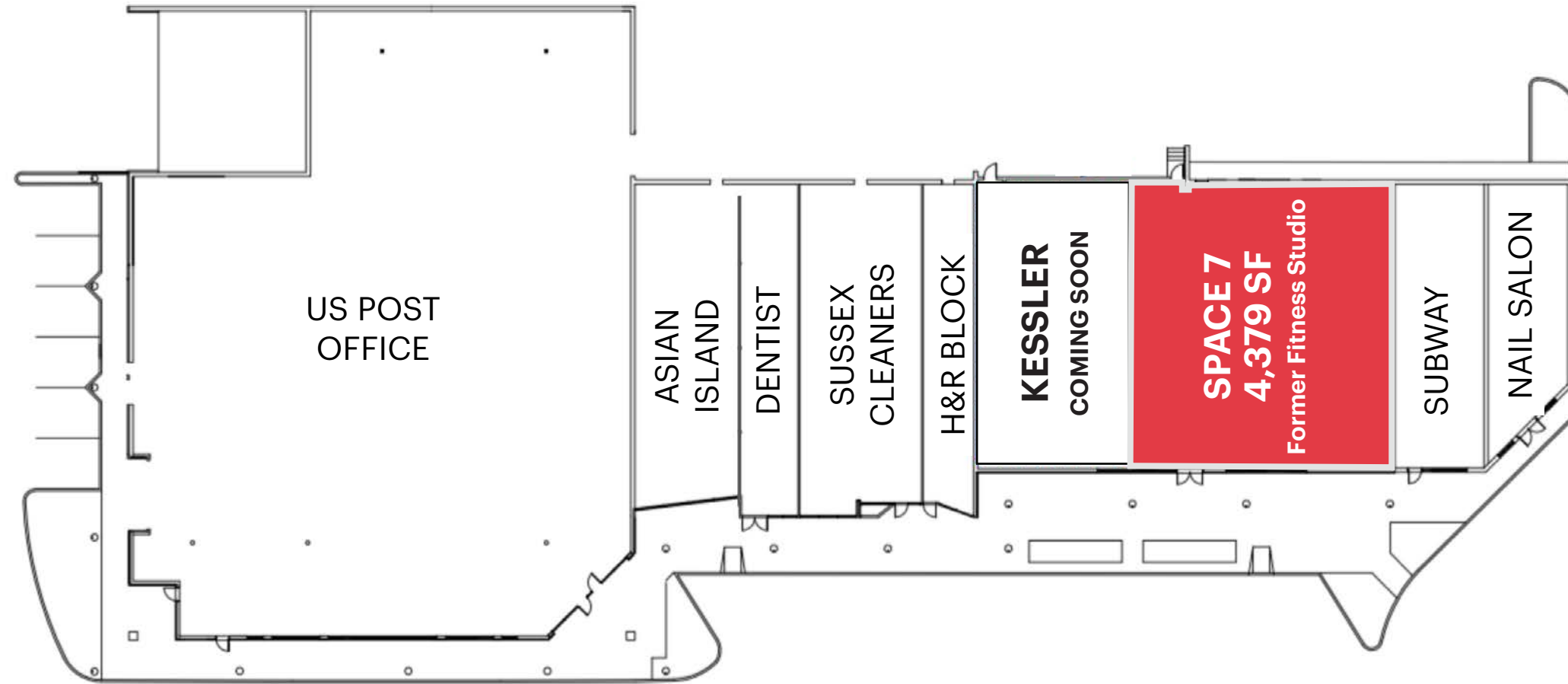


RIPCO
REAL ESTATE

SPACE DETAILS

SITE PLAN

SPARTA AVENUE 13,674 AADT



MAIN STREET 19,234 AADT

SIZE

Space 7 4,379 SF
Former Fitness Studio

GLA

34,715 SF

RENT

Upon request

NNN

\$10.00 PSF

CEILING HEIGHT

11'

PARKING

122 spaces

CO-TENANTS

US Post Office, Asian Island Restaurant, Dentist, Sussex Cleaners (Dry Cleaner), H&R Block, Subway Restaurant, Nail Salon

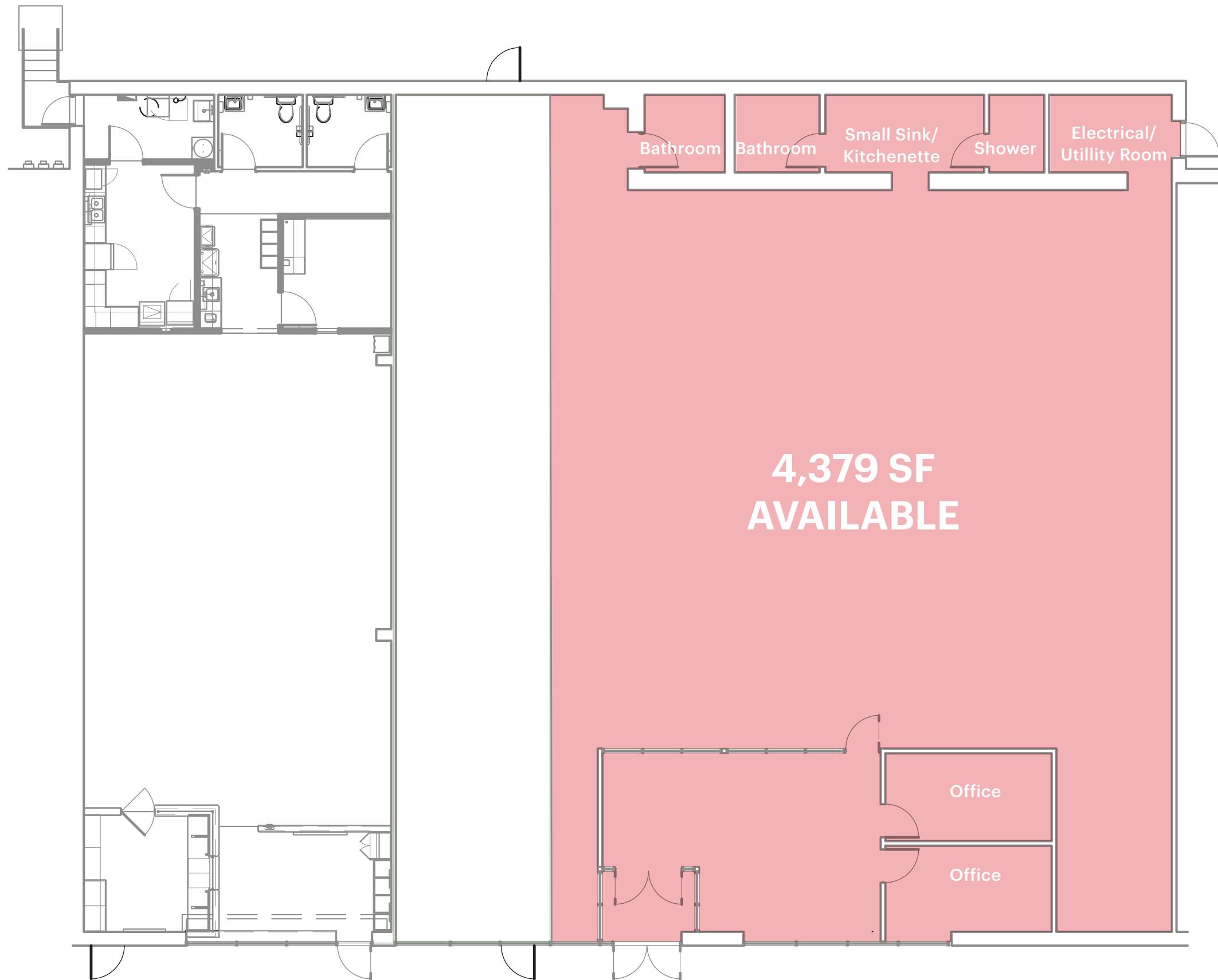
COMMENTS

- Outstanding location in the heart of downtown
- Ample parking
- Located at a traffic light intersection

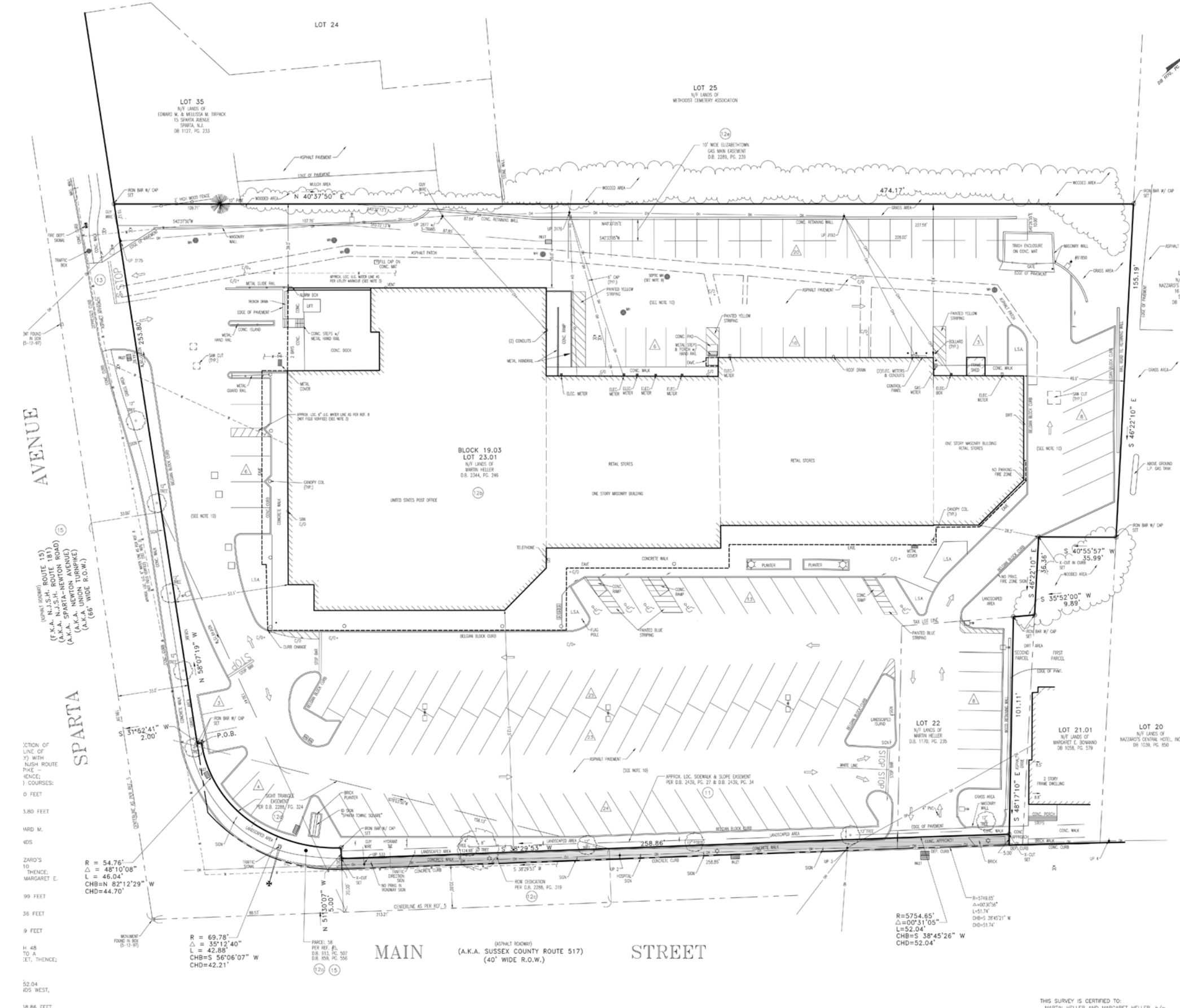
MARKET AERIAL



SPACE 7 FLOOR PLAN - 4,379 SF



SITE SURVEY



SECTION OF LINE OF VY WITH NUSJ ROUTE THE (ENCEL) COURSES:
 0 FEET
 3.80 FEET
 405
 99 FEET
 36 FEET
 9 FEET
 H 48
 TO A
 LET, THENCE;
 52.04
 405 WEST,
 18.86 FEET

R = 54.76'
 $\Delta = 48^{\circ}10'08''$
 L = 46.04'
 CHB = S 82^{\circ}12'29'' W
 CHD = 44.70'

R = 69.78'
 $\Delta = 35^{\circ}12'40''$
 L = 42.85'
 CHB = S 56^{\circ}06'07'' W
 CHD = 42.21'

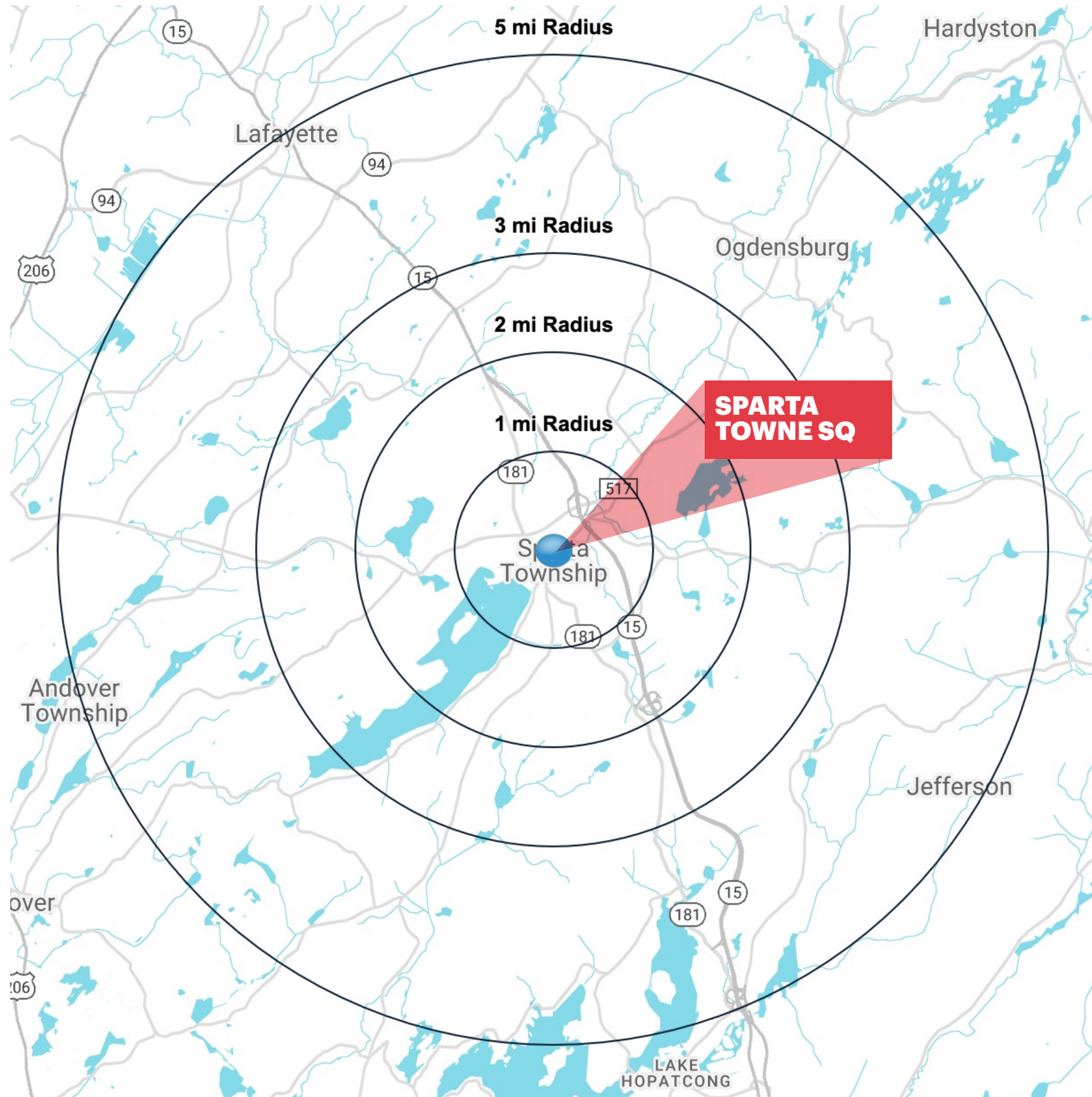
R = 51.0007'
 $\Delta = 51^{\circ}10'07''$
 L = 5.0007'
 PARCEL 18
 PER REF. PL.
 SUB. 10.31
 15

MAIN STREET
 (A.K.A. SUSSEX COUNTY ROUTE 517)
 (40' WIDE R.O.W.)

R = 5754.65'
 $\Delta = 00^{\circ}51'10.5''$
 L = 52.04'
 CHB = S 38^{\circ}45'26'' W
 CHD = 52.04'

THIS SURVEY IS CERTIFIED TO:
 MARTIN HELLER AND MARGARET HELLER, NYS
 LICENSED SURVEYORS, VALLEY NATIONAL BANK, ITS SUCCESSORS AND/OR

DEMOGRAPHICS



1 MILE RADIUS

POPULATION

3,006

HOUSEHOLDS

1,361

MEDIAN AGE

46.5

COLLEGE GRADUATES (Bachelor's +)

1,272 - 58%

TOTAL BUSINESSES

412

TOTAL EMPLOYEES

3,222

DAYTIME POPULATION (w/ 16 yr +)

4,509

2 MILE RADIUS

POPULATION

8,275

HOUSEHOLDS

3,190

MEDIAN AGE

44.1

COLLEGE GRADUATES (Bachelor's +)

3,510 - 61%

TOTAL BUSINESSES

586

TOTAL EMPLOYEES

5,074

DAYTIME POPULATION (w/ 16 yr +)

8,824

3 MILE RADIUS

POPULATION

16,563

HOUSEHOLDS

6,096

MEDIAN AGE

43.9

COLLEGE GRADUATES (Bachelor's +)

6,647 - 58%

TOTAL BUSINESSES

796

TOTAL EMPLOYEES

7,229

DAYTIME POPULATION (w/ 16 yr +)

15,012

5 MILE RADIUS

POPULATION

34,272

HOUSEHOLDS

12,567

MEDIAN AGE

44.0

COLLEGE GRADUATES (Bachelor's +)

12,138 - 50%

TOTAL BUSINESSES

1,398

TOTAL EMPLOYEES

13,610

DAYTIME POPULATION (w/ 16 yr +)

29,896

*2023 estimates

SITE PHOTO



CONTACT EXCLUSIVE AGENT

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REAL ESTATE

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Please visit us at ripconj.com for more information

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