

For Lease

RIPCO
RETAIL LEASING

1 North Village Boulevard

On Route 15,
Sussex County, Sparta, NJ

1,850 SF Endcap Available

New pad building adjacent to entrance to ShopRite Center. Now under construction!

Contact Exclusive Agents

Curtis Nassau
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201.777.2302

Matt Grundy
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201.983.8170

New Pad Building


Construction Photo - 9/14/26



Rendering



Rendering



Rendering

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Space Details





Size	Suite C	1,850 SF Endcap
Delivery	January 15, 2027 (est)	
Term	Long term	
Rent	Upon request	
Taxes	$7.50 PSF (est.)	
CAM	$6.75 (est.)	
Insurance	$1.00 (est.)	
NNN Total	$15.25 (est.)	
Neighbors	ShopRite, ShopRite Wine & Spirits, Pizza1, Pure Barre, F45 Training, Trinity Physical Therapy, Jersey Mike's Subs, Starbucks, Verizon, Pearl Vision, INDUSTRY Restaurant + Bar, Bubbakoo's Burritos, Salon Di Panache, HQW Architects, Playa Bowls, Maxwell & Molly's Pet Boutique, Salad House, Atlantic Health, Buffalo Wild Wings Go	
Comments	Under construction New multi-tenant retail building at traffic light Site adjacent to entrance to Shops at North Village • 100% leased. 18 tenants with no turn-over. Not one has left since center was built in 2018. • 50,000 visits per week, according to Placer.ai • 2nd busiest community shopping center in 30 mile radius on PSF basis; according to Placer.ai (cell phone tracking data) At entrance to new mixed-use development with 305 residential units	

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Property Overview



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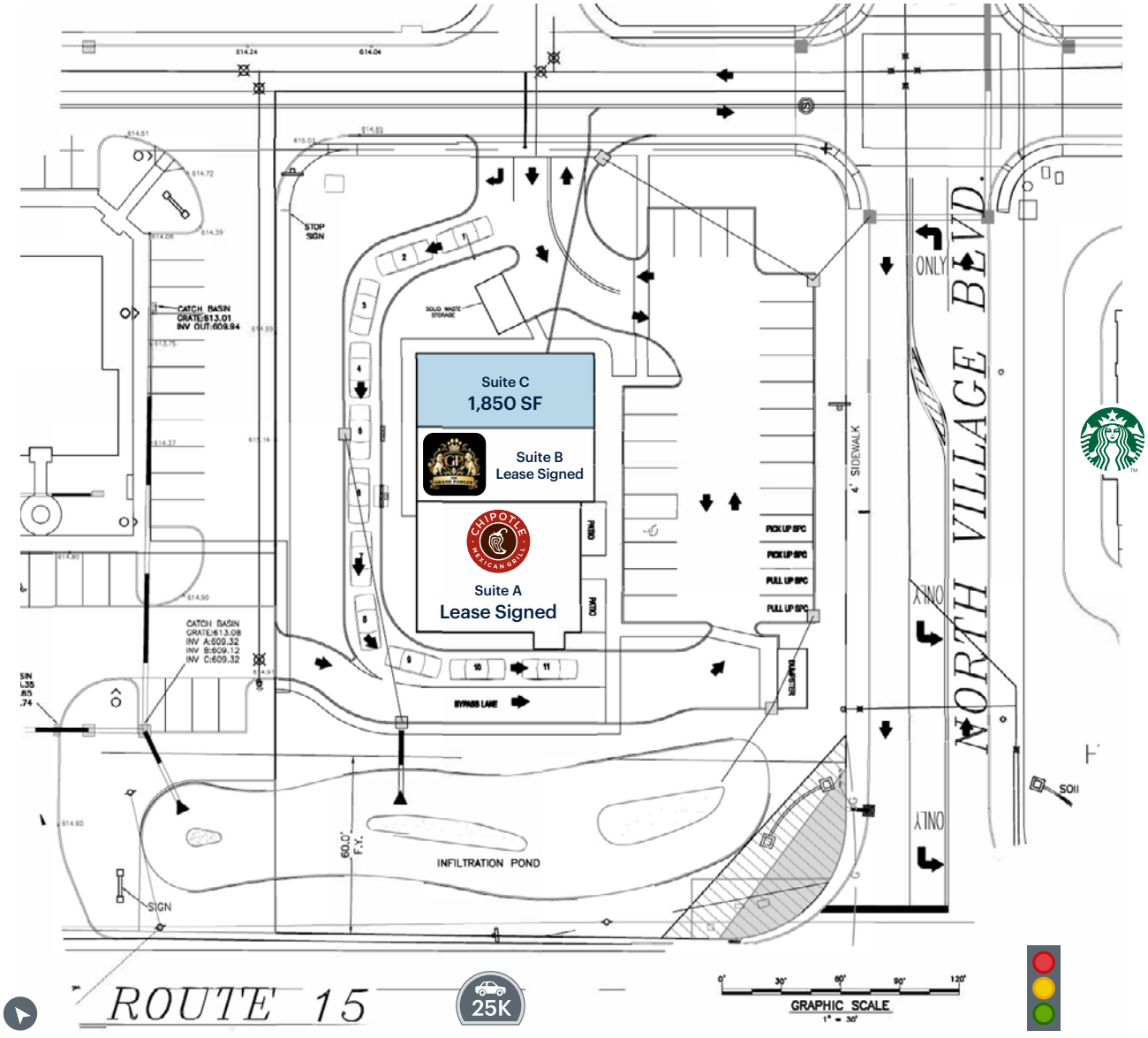
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Site Plan



Suite	Tenant	Size
A	Chipotle - Lease Signed	2,549 SF
B	The Grand Pawler - Lease Signed	1,272 SF
C	**Available**	**1,850 SF**

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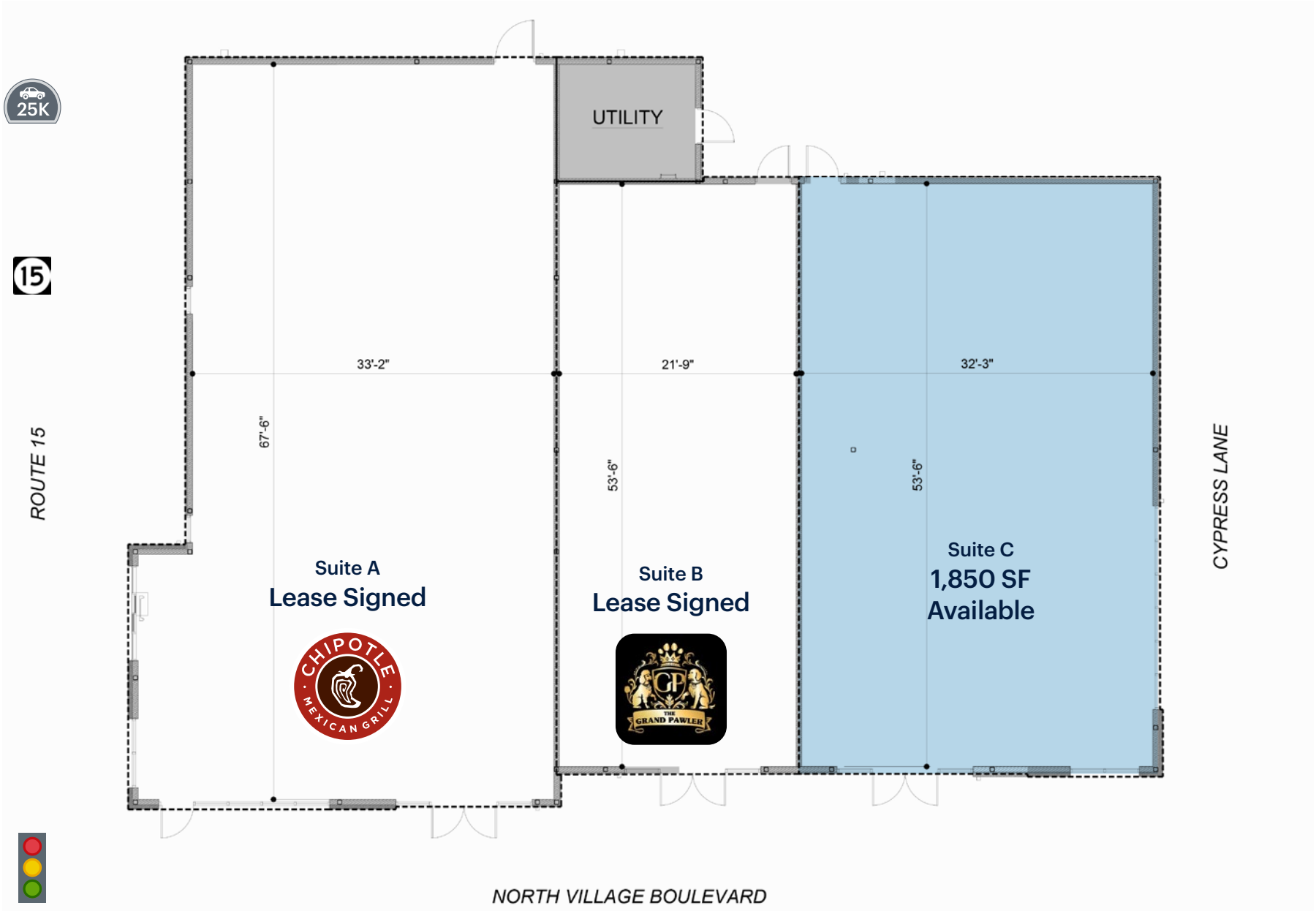
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Floor Plan



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Area Retail



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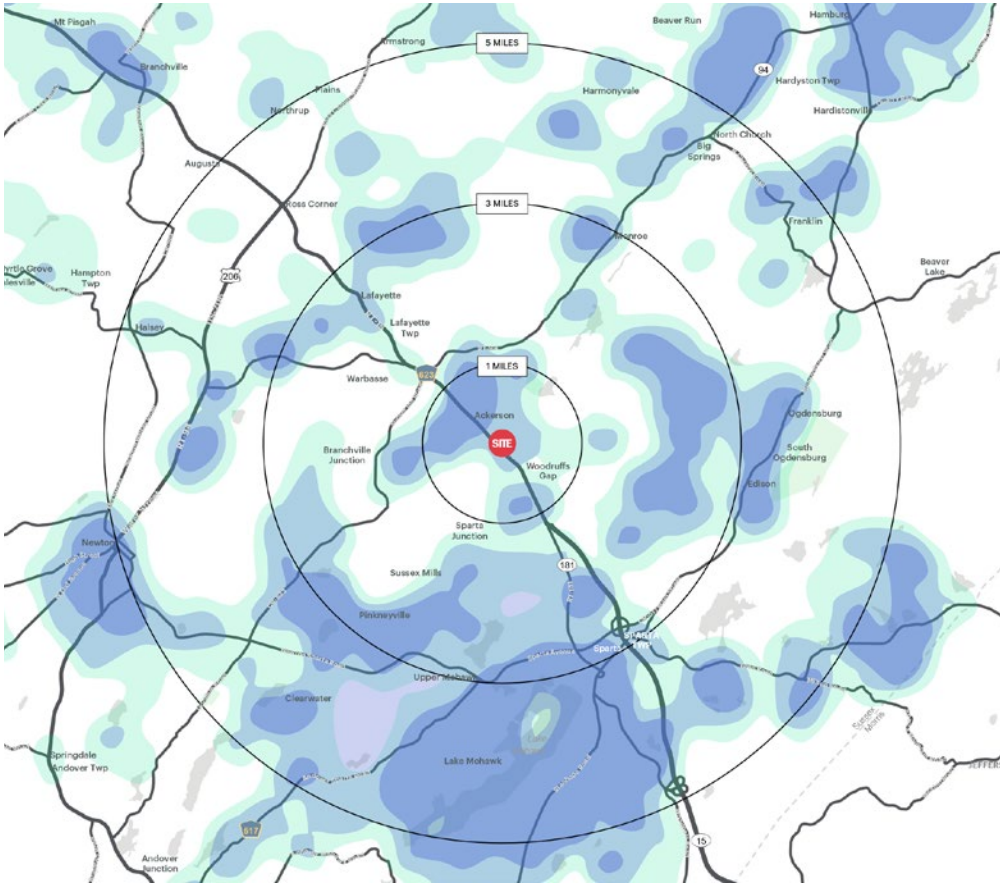
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Demographics

2025 ESRI Summary Report

	3 mile	5 miles	7 miles	Trade Area*
Population	18,359	34,000	73,233	296,416
Median Household Income	$154,353	$142,753	$119,015	$104,247
Total Employees	7,852	28,651	63,616	140,624
Number of College Graduates	7,927	13,186	24,303	111,227

AUDIENCE - PLACER.AI

(Cell Phone Tracking Data)

Of Visits	30%	50%	70%
Population	9,086	75,739	296,416
Employees	10,119	17,420	140,624
Median Household Income	$113,198	$112,627	$104,247
Bachelor's Degree or Higher	11,983	23,077	111,227
Total Budget Expenditure	4.32 M	30.84 B	78.93 B

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