For Lease

RIPCO
RETAIL LEASING

48 Sparta Avenue

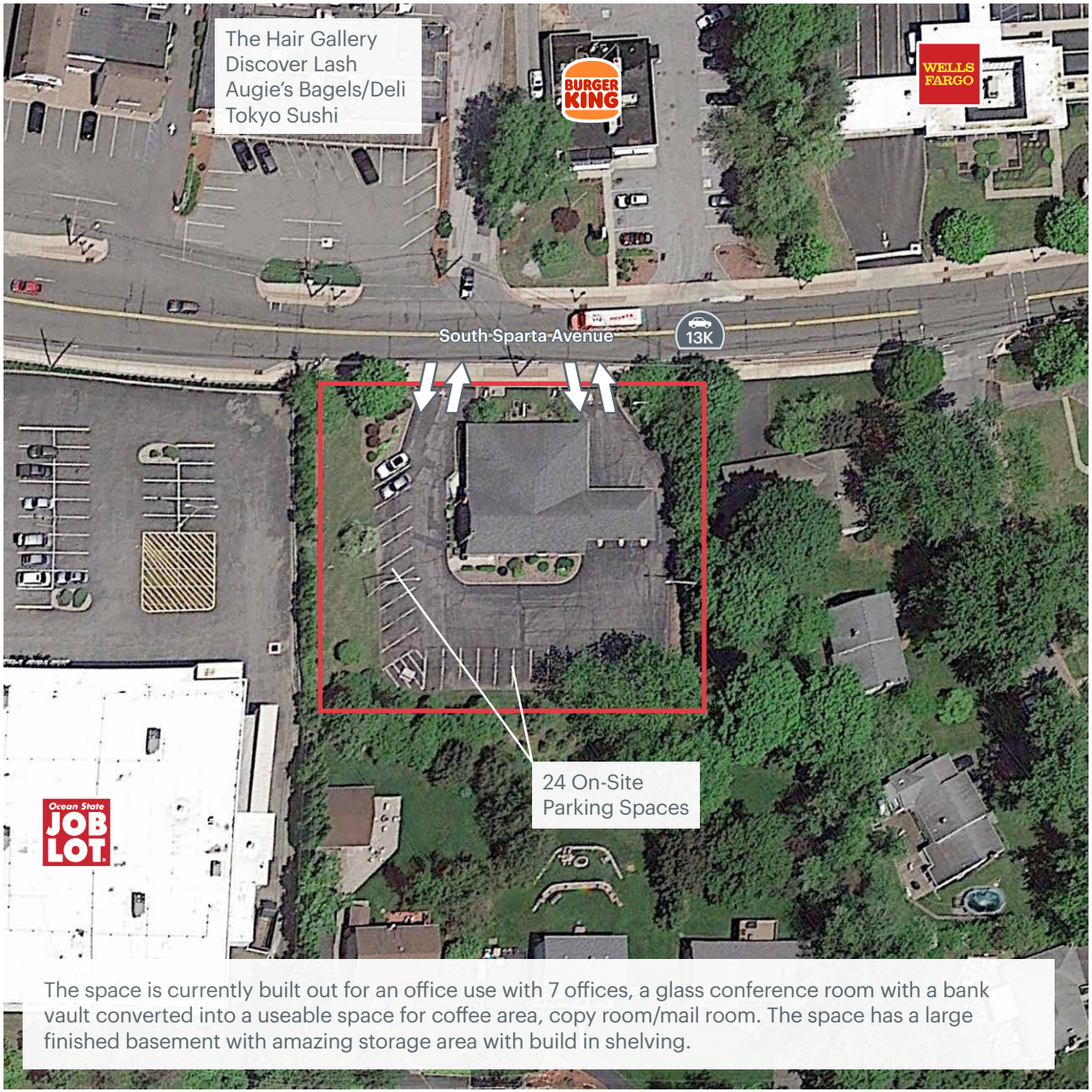
Sparta, NJ
Sussex county



3,157 SF with Drive Thru Available for Lease

Retail/QSR with Existing Drive Thru/Medical/Office

Space Details



The space is currently built out for an office use with 7 offices, a glass conference room with a bank vault converted into a useable space for coffee area, copy room/mail room. The space has a large finished basement with amazing storage area with build in shelving.

Location	48 Sparta Avenue, Sparta, NJ
Size	3,157 SF with drive thru plus basement storage
Fixed Rent	Upon request
NNN	$12.10 PSF (est)
Parking Spaces	24 spaces
Neighbors	Sparta Dairy, Ocean State Job Lot, Tranquil Leaf, The Painted Halo, Tokyo Sushi, Chase Bank, Applebaum Endodontics, Cafe Pierrot
Comments	Formerly a lawyer's office. QSR with Drive Thru, Bank, Medical, Office, Retail, Wellness or Fitness users seeking. Prime Retail/Service Opportunity in an Affluent Sussex County Community Strategically positioned along Sparta Avenue in the heart of Sparta's established commercial district, 48 Sparta Avenue offers retailers and service-oriented businesses an exceptional opportunity to serve one of Sussex County's most desirable residential communities. The property benefits from an affluent and established customer base, with median household incomes exceeding $150,000 within a three-mile radius and approximately 34,000 residents within five miles.

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Contact Exclusive Agent

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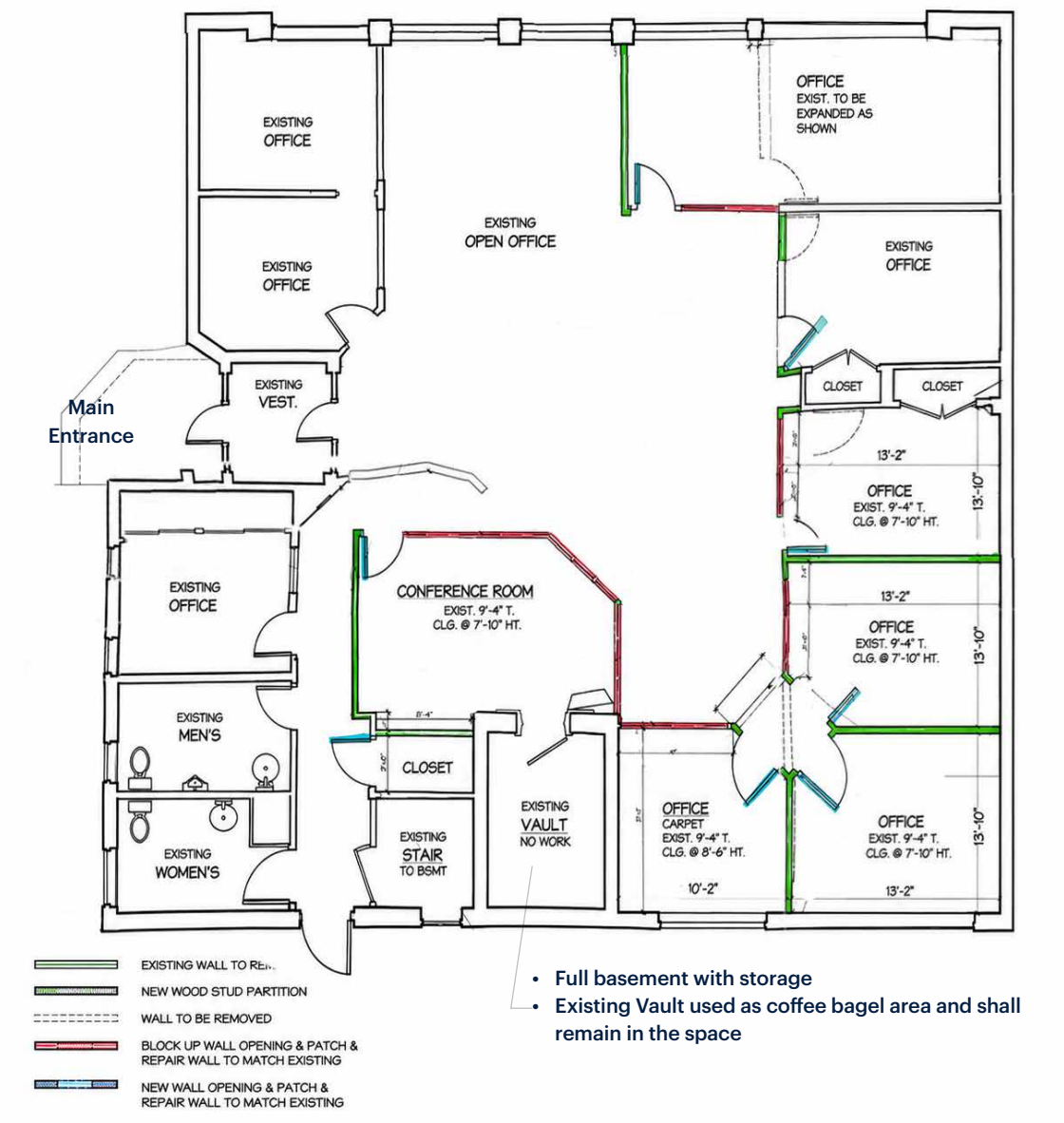
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611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com

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

Existing Floor Plan & Signage

SPARTA AVENUE



- Full basement with storage
- Existing Vault used as coffee bagel area and shall remain in the space



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Market Aerial



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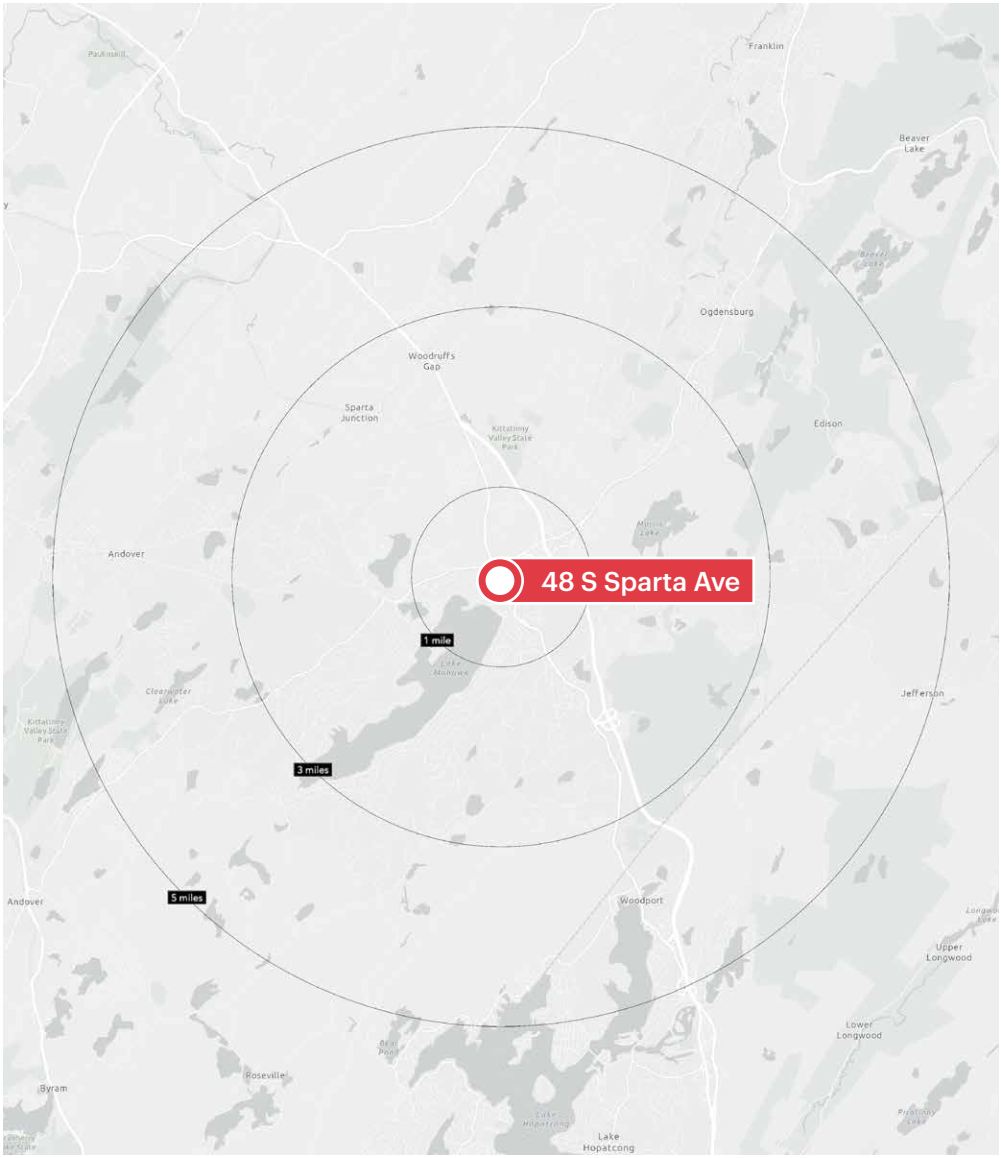
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Area Demographics

2026 ESRI Summary Report



48 S Sparta Ave, Sparta, NJ

	1 mile	3 miles	5 miles
Total Population	3,116	17,526	34,734
Total Households	1,426	6,602	13,243
Average Household Income	$151,022	$200,480	$189,235
Median Household Income	$111,694	$160,513	$151,123
% Population with Bachelors +	1,349	8,058	16,282
Daytime Population	4,517	16,011	29,229
Total Daytime Employees	3,279	6,749	10,805
Total Businesses	407	845	1,336

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