

North Village at Sparta

Fully Approved ShopRite Supermarket Anchored Mixed Use Development

NOW UNDER CONSTRUCTION

Sparta Township, Sussex County, New Jersey

LOCATION

513 Lafayette Road (SR 15)
Sparta Township, NJ 07871

AVAILABLE RETAIL

Retail Buildings C, D & E:

Building C: ±6,200 SF

Building D: ±9,504 SF

Building E: ±7,488 SF

Individual PADS (divisible)

Ground Lease

H, I & J: ±3,000 – ±6,500 SF

(see attached site plan)

RENTAL RATE

Quoted based upon use/size

DEMOGRAPHICS 2017 PROJECTION

3 Mile Radius

Population	7,636
Median HH Income	\$127,223
Average HH Income	\$171,713
Median Age	44.7
Total Households	2,754
Daytime Population	5,366

5 Mile Radius

Population	32,785
Median HH Income	\$103,877
Average HH Income	\$135,656
Median Age	45.3
Total Households	12,388
Daytime Population	19,164

7 Mile Radius

Population	58,707
Median HH Income	\$97,000
Average HH Income	\$123,272
Median Age	45.1
Total Households	22,525
Daytime Population	34,130

PROPERTY DESCRIPTION

Affluent Sparta, Sussex County's largest and newest 130,000 SF community shopping center is under construction, with Phase I to be anchored by an 80,000 SF ShopRite Supermarket with a 15,000 SF ShopRite Wines & Liquors. Up to 40,000 SF of multi-tenant retail including restaurant and retail pads for lease. Phase II (north-side) of development to include 75 bed Chelsea Assisted Living facility, 58 townhomes plus 9,000 SF free-standing commercial building. Phase III fully approved for 92 single family lots now under construction by Ryan Homes.

PARKING

5 spaces per 1,000 SF

OCCUPANCY

- Phase I - Landlord shell building delivery projected March 2019;
- Improved Route 15 retail pads projected Q4 2018

TRAFFIC COUNTS

ADT 24,863 State Route 15

COMMENTS

- Multiple access points including signalized intersection of SR15 & North Village Blvd.;
- Over 850' highway frontage on State Route 15;
- Double sided illuminated pylon signage;
- Sparta Township is situated 11 miles west of Exit 34B of I-80 and approximately 45 miles NW of NYC;
- Sparta is home to Sussex County Tech School, a county-wide technical high school

FOR ADDITIONAL INFORMATION

Brian S. Silbert, President & CEO

908.604.6900 x 116 • info@silbertrealestate.com
or

David A. Greenman, Sr. V.P. Retail Services Group
908.604.6900 x 106 • dgreenman@silbertrealestate.com

152 Liberty Corner Road, Suite 203, Warren, NJ 07059

908-604-6900 • 908-604-2030 fax

Website: www.silbertrealestate.com • Email: info@silbertrealestate.com

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NORTH VILLAGE AT SPARTA – OVERHEAD AERIAL



NORTH VILLAGE AT SPARTA –APPROVED SITE PLAN

Retail Buildings C, D & E:

Building C: ±6,200 SF

Building D: ±9,504 SF

Building E: ±7,488 SF

Retail PADS (divisible)

Ground Lease

Pad F: ±4,300 SF

▪ leases pending

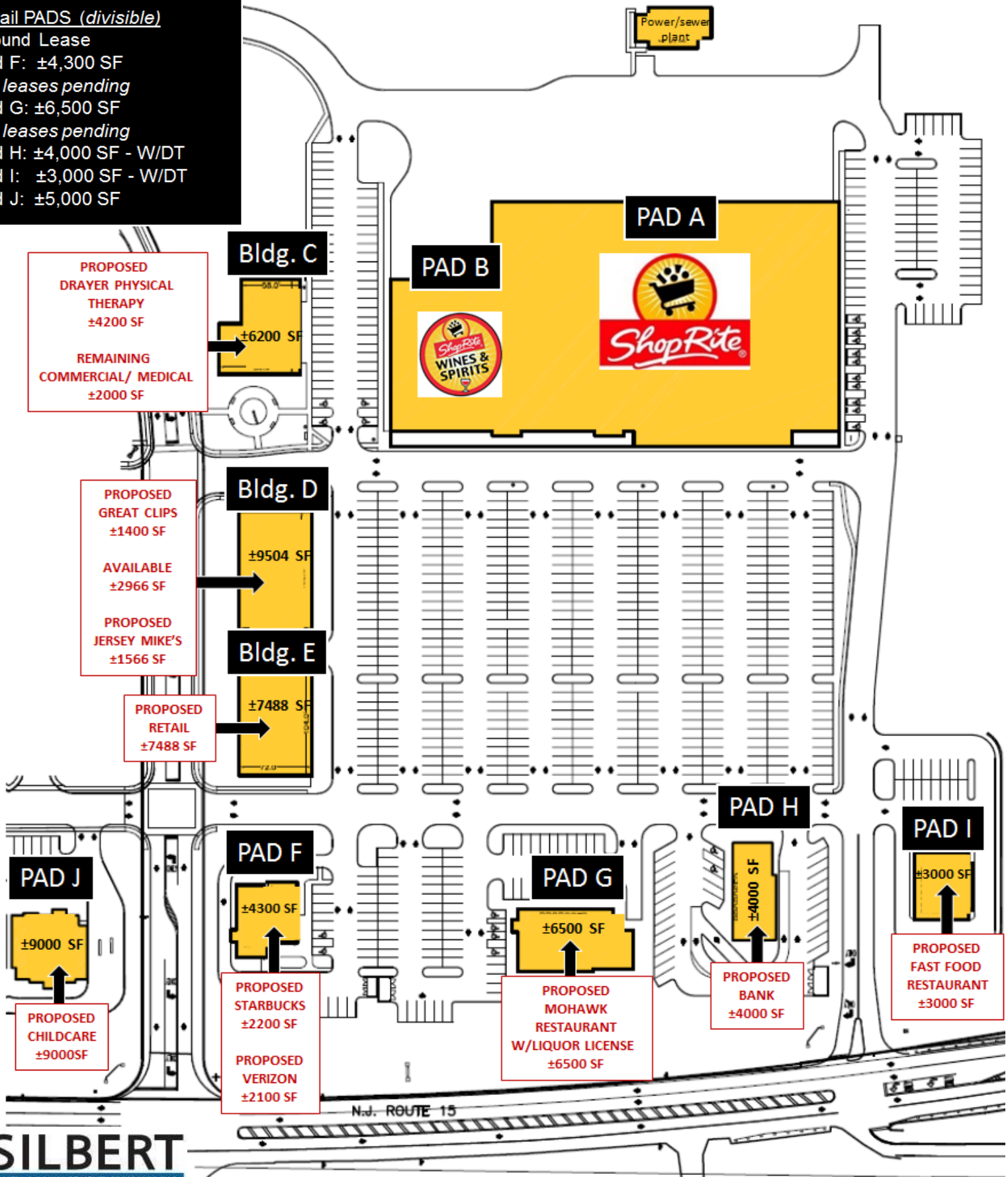
Pad G: ±6,500 SF

▪ leases pending

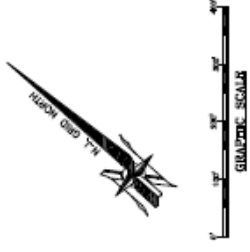
Pad H: ±4,000 SF - W/DT

Pad I: ±3,000 SF - W/DT

Pad J: ±5,000 SF



SITE DEVELOPMENT PLAN
NORTH VILLAGE AT SPARTA
 NEW JERSEY STATE HIGHWAY ROUTE 15 & WHITE LAKE ROAD
 SPARTA TOWNSHIP, SUSSEX COUNTY, N.J.



DESIGNED BY:
DYKSTRA ASSOCIATES, PC
 1000 ROUTE 100
 SUITE 200
 SPARTA, NJ 07880
 (973) 575-2177



PROJECT NO. 04-04
 DATE: MAY 2004
 1500 JEFFERSON AVE. SUITE 200 SPARTA, NJ 07880

SILBERT
 REALTY & MANAGEMENT COMPANY, INC.

NORTH VILLAGE AT SPARTA - RENDERINGS

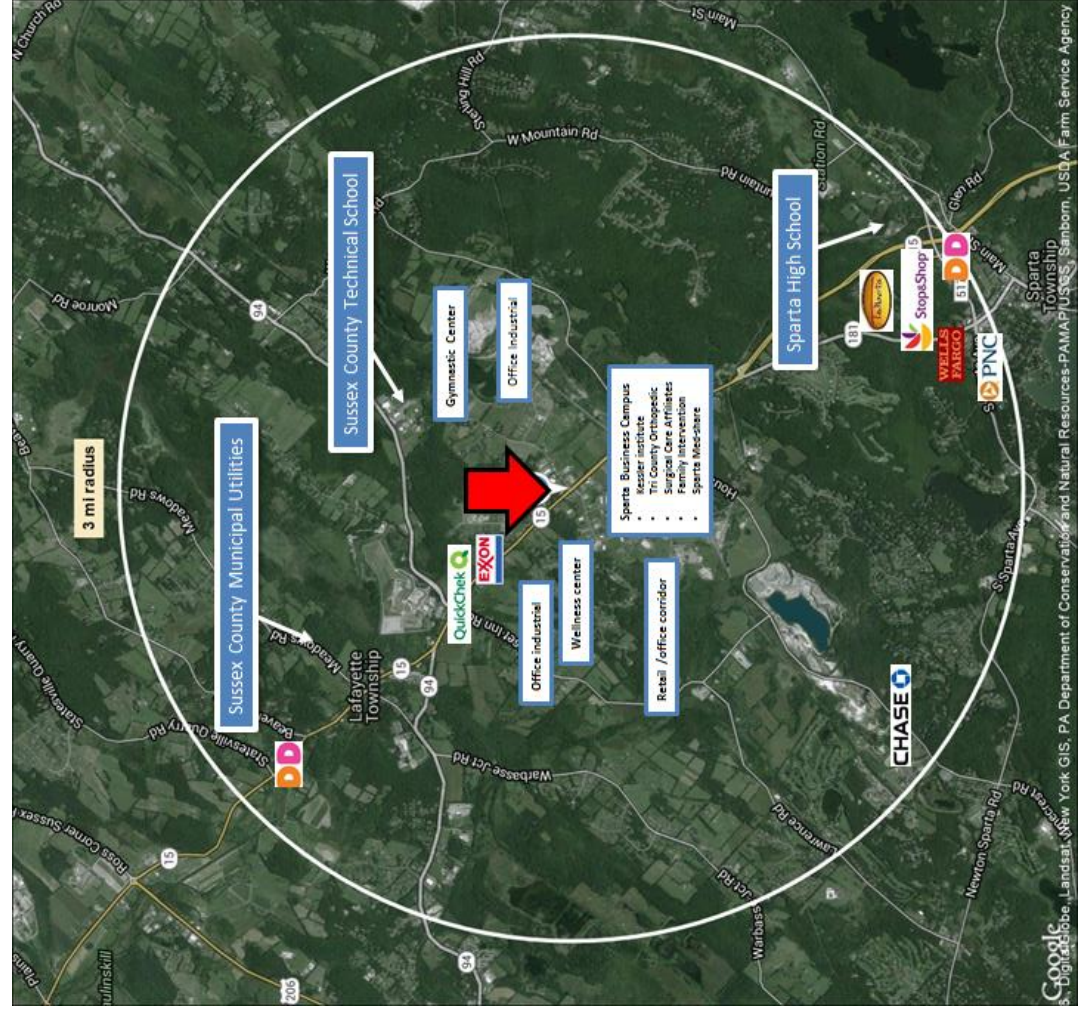
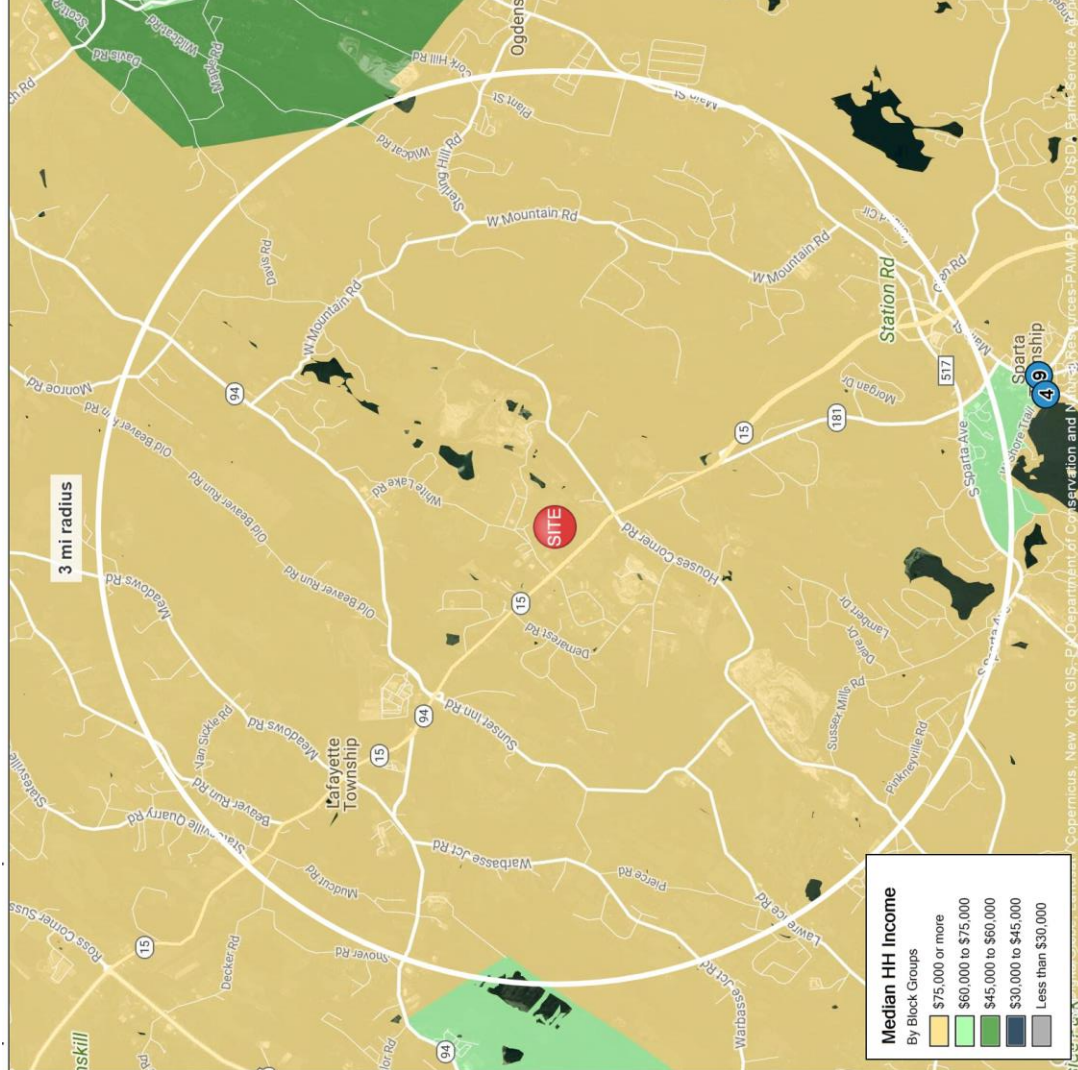


ELEVATION OF BUILDING D1 AND D2
SCALE 1/8" = 1'-0"

NORTH VILLAGE AT SPARTA
SPARTA TOWNSHIP, SUSSEX COUNTY, NJ

SCHOONOVER & VANDERHOOF ARCHITECTS, LLC
37 NORTH CORTLAND STREET, EAST BRIDGEBURGH, PA 18841 P: 509-434-2980 F: 509-434-2982

NORTH VILLAGE AT SPARTA - 3 MILE RADIUS



NORTH VILLAGE AT SPARTA – REGIONAL MAP

