



350 Sparta Avenue Sparta, NJ

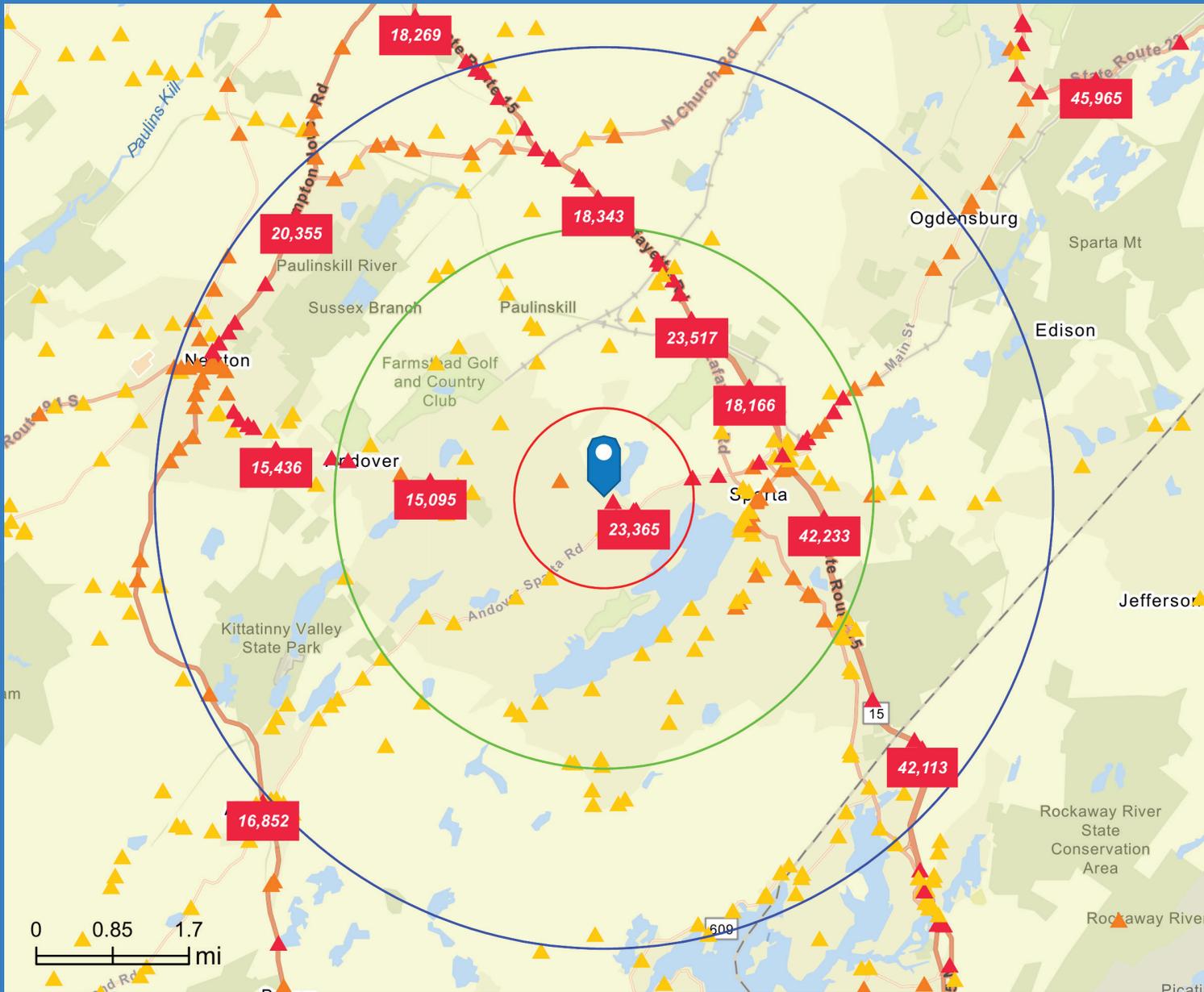
NEWMARK
ASSOCIATES

350 Sparta Avenue Sparta, NJ

TABLE OF CONTENTS

- 03 Traffic Count &
Demographics
- 04 Aerial
- 05 Building Exteriors
- 07 Floor Plans
- 08 Overview





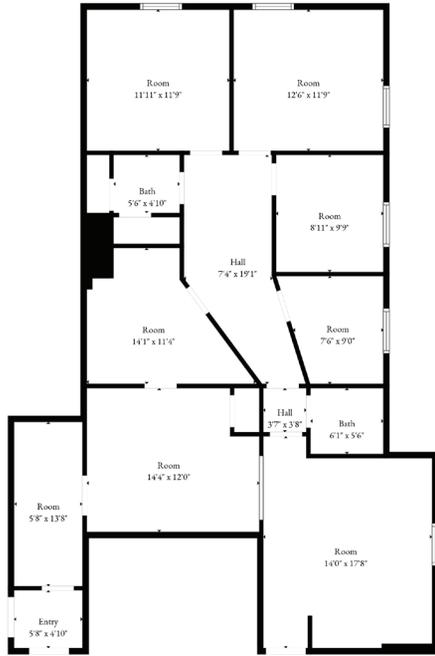
Demographics

- 1 mile: Population 1,657 MHI: \$175,731
- 3 mile: Population 19,235 MHI: \$154,115
- 5 mile: Population 39,250 MHI: \$125,491

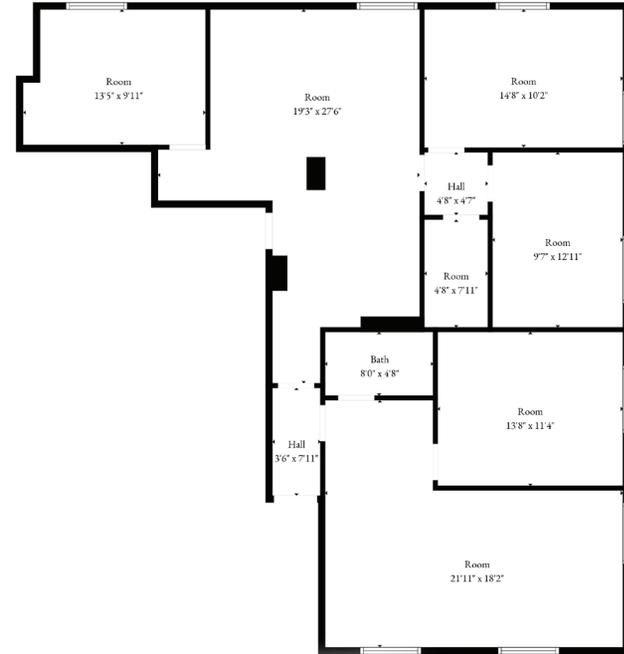




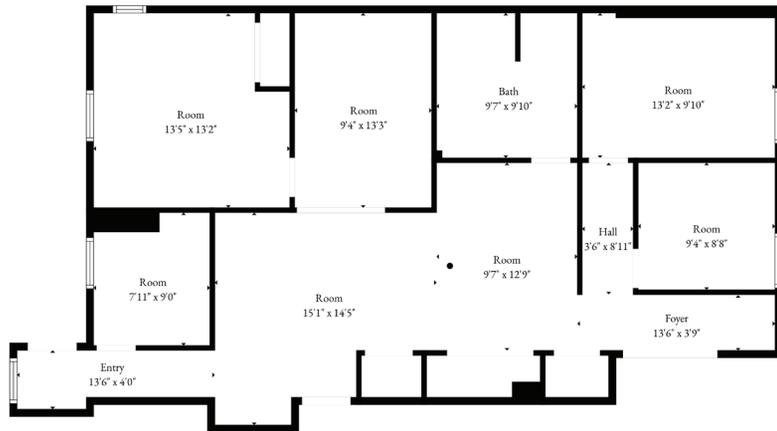




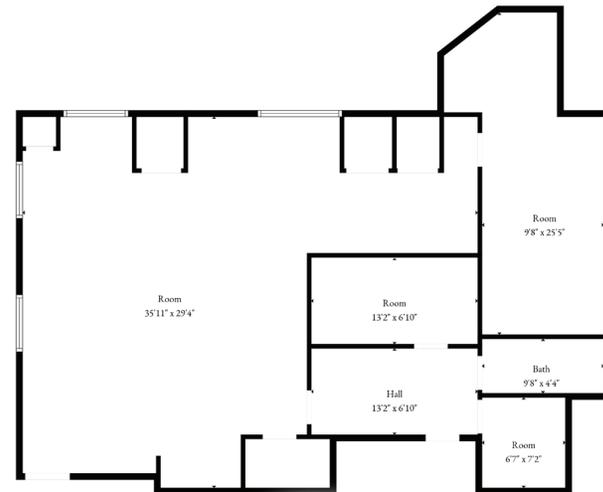
A3 Floor Plan



B6 Floor Plan



B2 Floor Plan



B3 Floor Plan

Overview of 350 Sparta Avenue Sparta, NJ

Available Space

- +/- 15,000 sf Available
- Up to 5400 sf contiguous space available
- Customizable floor plans
- Medical/Office zoning
- 125 Parking spaces

Property Features

- Minutes from Routes 80, 23, and 206
- Neighborhood MHI \$175K +
- Fourteen (14) apartments and +/- 35,000 sf medical office
- Exceptional value-add opportunity with UM/EXP leases
- 8.8% Proforma cap rate

Rental Rate: \$12-\$20/sf NNN

Asking Sale Price: \$9,900,000





350 Sparta Avenue Sparta, NJ

NEWMARK
ASSOCIATES

NewmarkRealEstate.com | 973.884.4444 | 7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927

ALFRED PAPASSO

C: 973.941.2130

O: 973.884.4444 ext. 37

apapasso@newmarkrealestate.com

2026 Newmark Associates CRE. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.