

59 Sparta Avenue
SPARTA, NJ 07871

3.03 ACRES DEVELOPMENT OPPORTUNITY





**PRIME LOCATION.
BUSY COMMERCIAL CORRIDOR.
FLEXIBLE ZONING.**

**POSSIBLE SALE, LAND LEASE,
OR JOINT VENTURE**

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Avenue
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SITE OVERVIEW

Vacant 3.03 acre parcel zoned for retail/development is available for sale, lease, or a joint venture. Strategically located within the Township Center zoning district, this site offers high visibility, strong signalized traffic flow, and ideal positioning for mixed-use retail, office, or service-oriented development.

This rare, parcel in a thriving commercial node offers ideal flexibility for scalable retail or service-oriented development. For savvy investors and business owners alike, 59 Sparta Ave represents an untapped canvas in a community poised for growth.

Features and Highlights

- 3.03 acres of vacant land ready for ground-up development
- Zoned TCC – Town Center Commercial, this zoning offers flexible use for retail, service, office, and mixed-use, consistent with township’s core commercial vision
- High exposure on very busy Sparta Avenue & Route 517 amid established businesses, ensuring significant drive-by and pedestrian visibility
- High traffic counts show daily vehicle traffic at 13,873 VPD on Sparta Ave and 16,365 VPD on Route 517
- Rare development opportunity

Location Overview

This site enjoys a prime position along one of the municipality’s main commercial corridors. Sparta is a vibrant, family-oriented community of nearly 20,000 residents, offering a perfect balance of local charm and regional connectivity.

Just minutes from Lake Mohawk and highly trafficked retail clusters, this parcel benefits from established infrastructure and a built-in customer base.

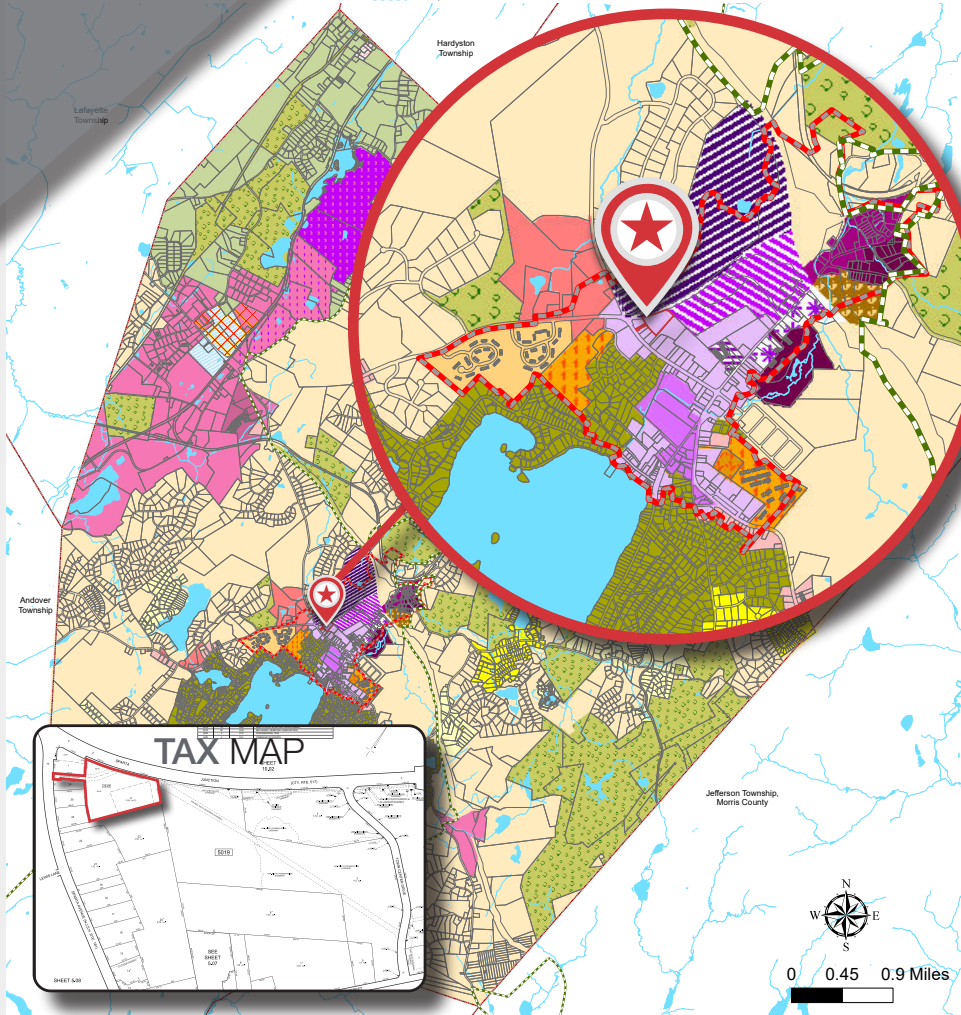
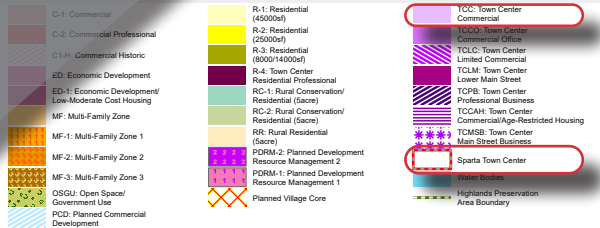
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LOCATION MAP & RETAILERS



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SPARTA TWP ZONING MAP



TAX & ZONING

TCC: Town Center Commercial

Principal Permitted Uses. This zone is limited to business uses of a retail sales and service type. Only the following uses are permitted:

1. Stores or shops for retail business or wholesale display entirely within the confines of a building.
2. Banks and offices for business, executive and professional purposes.
3. Opera houses and theatrical and motion picture theaters, but not including open air theaters.
4. Bed and breakfast establishments, access to all guest rooms shall be via hallways from a central area. See definition (Subsection 18-2.1).
5. Restaurants, but not including drive-in restaurants.
6. Public buildings and uses.
7. Second floor apartments over retail commercial and office establishments but not over service stations or public garage or dry cleaning establishments.
8. Bowling alleys and sports centers.
9. Institutional uses and nonprofit clubs, lodges and fraternal organizations.
10. Houses of worship, churches and cemeteries.
11. A parking lot on property owned by a homeowners association with at least 300 members. Nonmembers of the association may be charged a user fee. Parking or a parking lot is otherwise prohibited as a principal use in the TCC Zone. This amendment does not extend to parking on public roadways and is limited to a parking lot.
12. Apartment/Multifamily Unit Buildings or units in accordance with Subsection 18-8.5 of this chapter entitled Incentive Zoning and Mandatory Set Asides.

[CLICK HERE FOR FULL ZONING & REQUIREMENTS](#)

