

# 350 Sparta Avenue Sparta, NJ



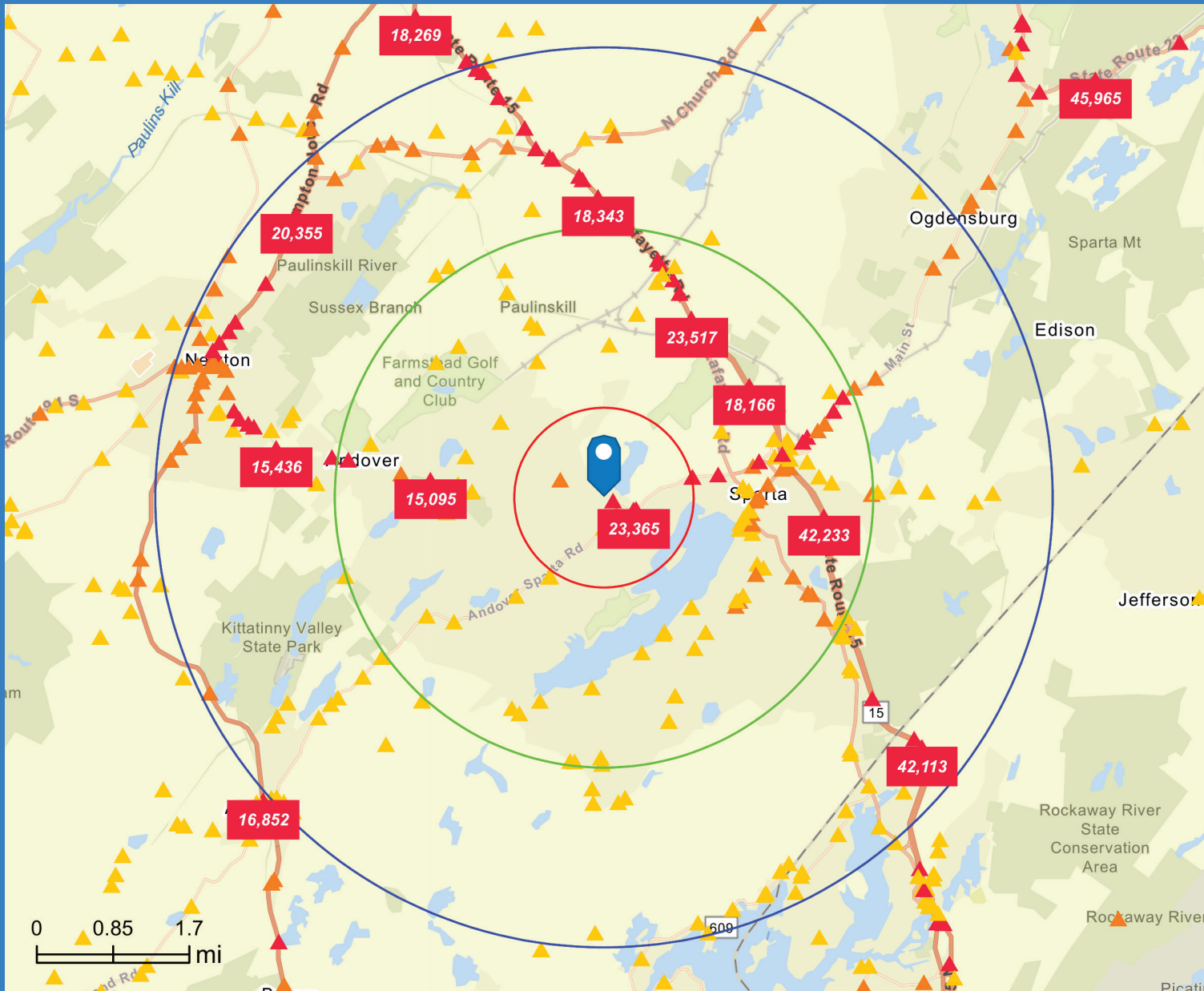
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# 350 Sparta Avenue Sparta, NJ

## TABLE OF CONTENTS

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





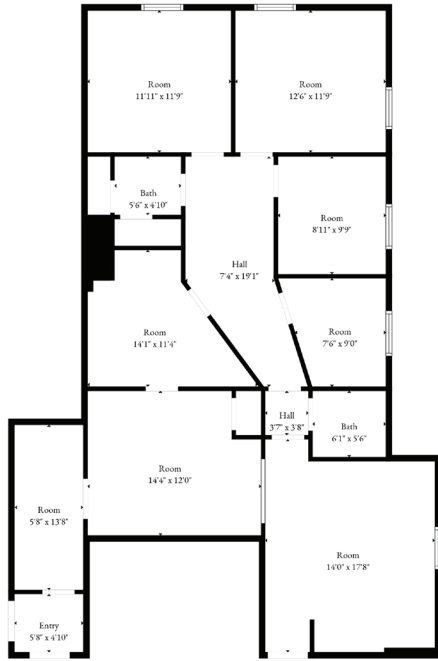
### Demographics

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

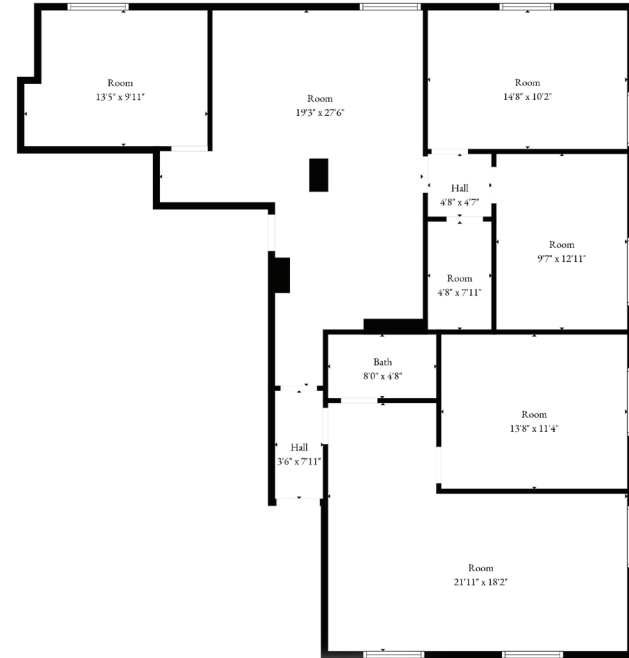




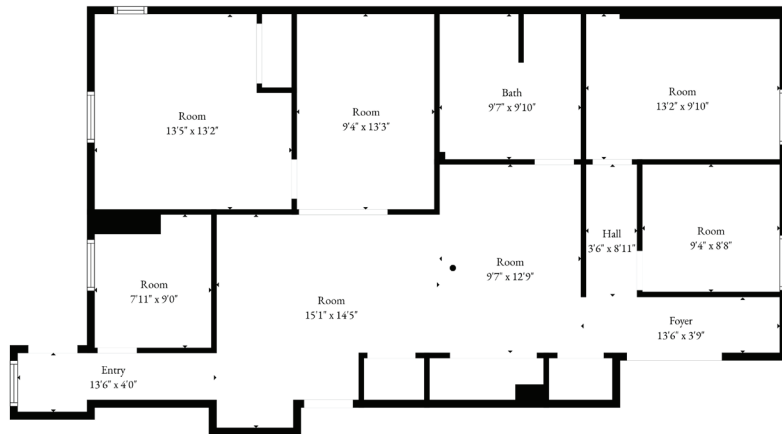




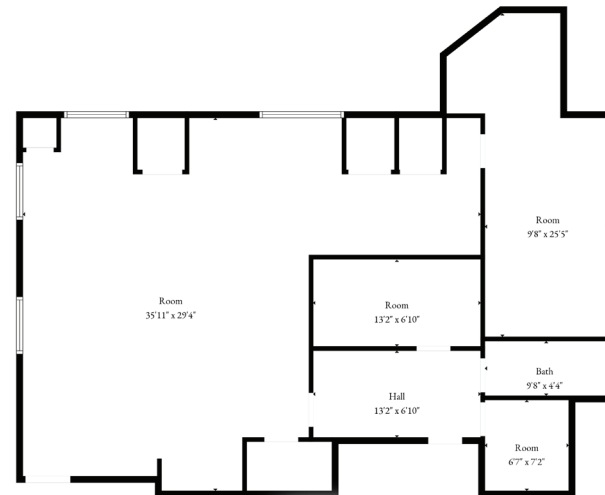
A3 Floor Plan



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

## Call for Pricing





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[NewmarkRealEstate.com](http://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](mailto:apapasso@newmarkrealestate.com)