

47 MAIN STREET

SPARTA NJ 07860



**FOR
LEASE**

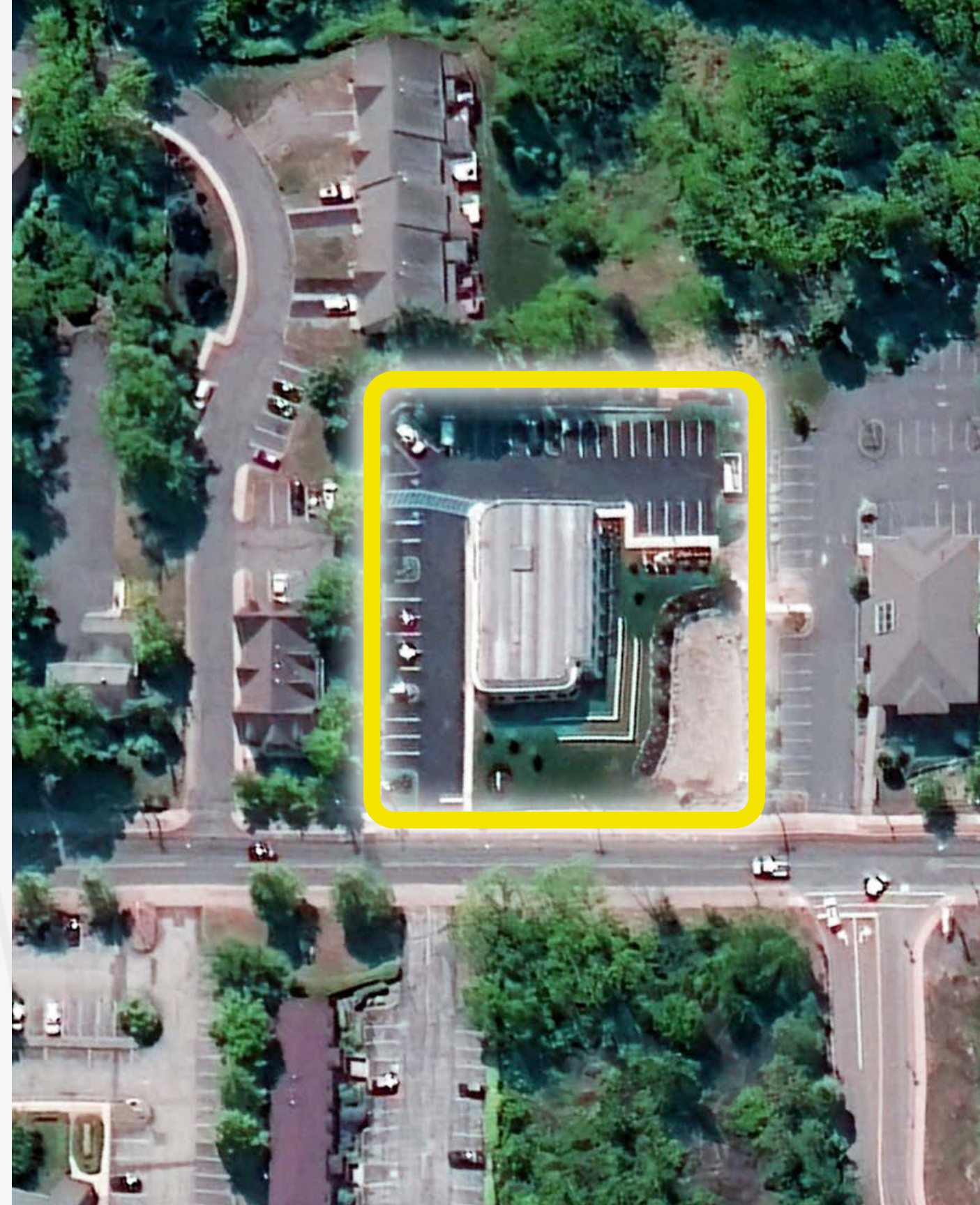
OR CONDO
PURCHASE

47 MAIN STREET

SITE ATTRIBUTES

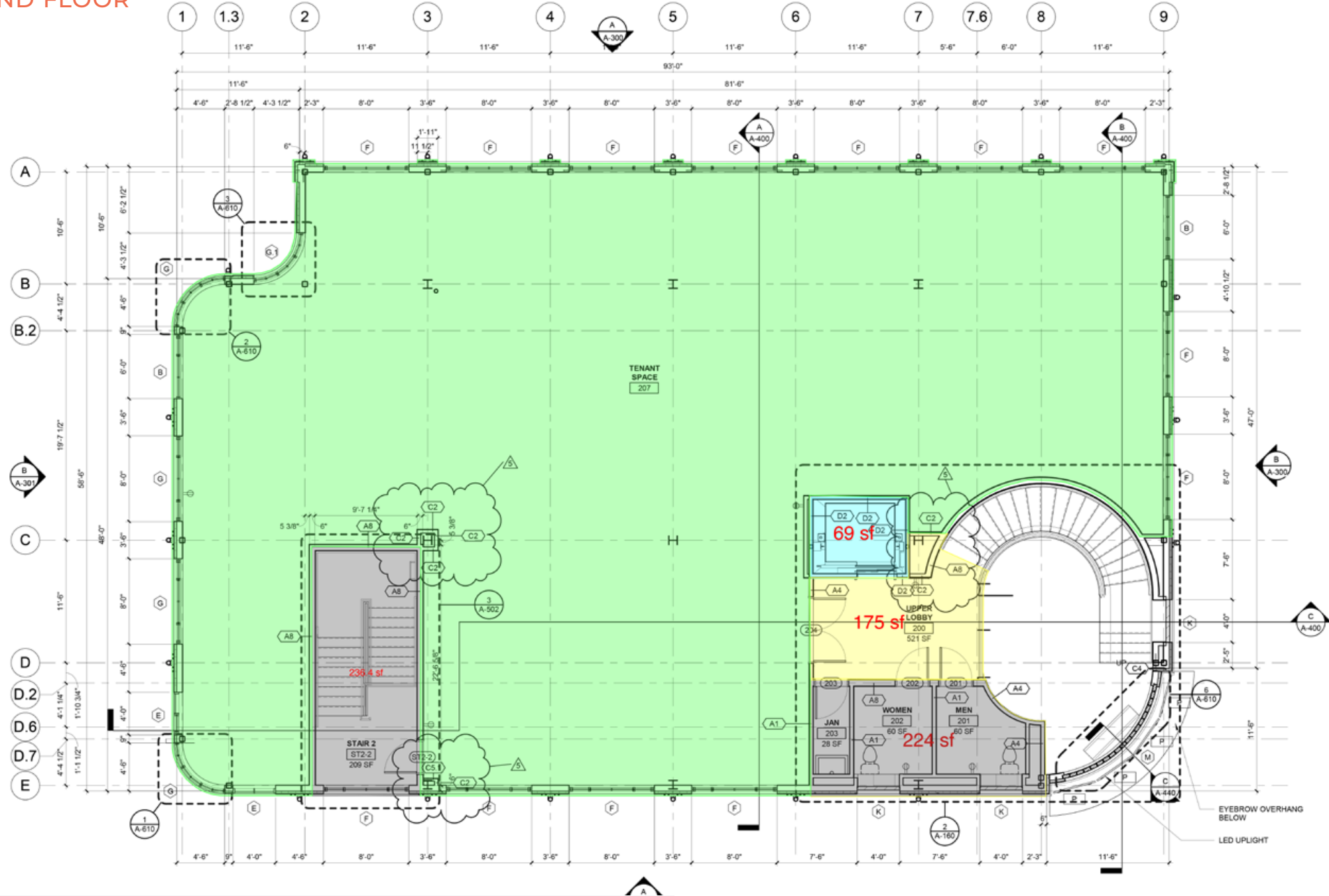
- Address: 47 Main Street, Sparta NJ.
- Class A – New Construction.
- Availability - Full Second Floor with Elevator.
- Square Footage: 5,752 SF Rentable. Ownership willing to subdivide provide that the space is at least 2,000 SF.
- Space currently available for fit out.
- Available Signage - 7 feet wide x 3 feet high on main street.
- Parking 35 spaces or 3.5 / 1,000 SF non-exclusive –Downstairs tenant and owner of the building is not large consumer of parking.
- Asking Base Rent: \$23.00 PSF.
- Annual Escalations: 1.5% per annum.
- Lease Type NNN: Estimated Taxes, Insurance and CAM \$12.00 PSF.
- Term: 10 years from rent commencement with two five-year options, escalating at same rent as initial term with 12 months' notice. Ownership will consider a shorter lease term under the right circumstances.
- Free Rent: One month for every lease year. From possession.
- Improvement allowance \$50.00 PSF (\$287,600) due to tenant when first rent is paid to landlord, Landlord shall deliver vanilla shell including HVAC RTU (with main distribution duct), sheet rocked exterior wall spackled (not painted) and utilities to Premises.
- Tenant Broker Commission: 5.0% on Base Rent for the term of the lease; paid when first rent is paid to landlord.

Would consider a sale of a condo purchase



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FLOOR PLAN - SECOND FLOOR



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PROPERTY PHOTOS

Road Frontage



Road Frontage



Balcony

47 MAIN STREET

PROPERTY PHOTOS

Lobby



Entrance



Lobby

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PROPERTY PHOTOS

Existing Condition



2nd Floor Bathroom

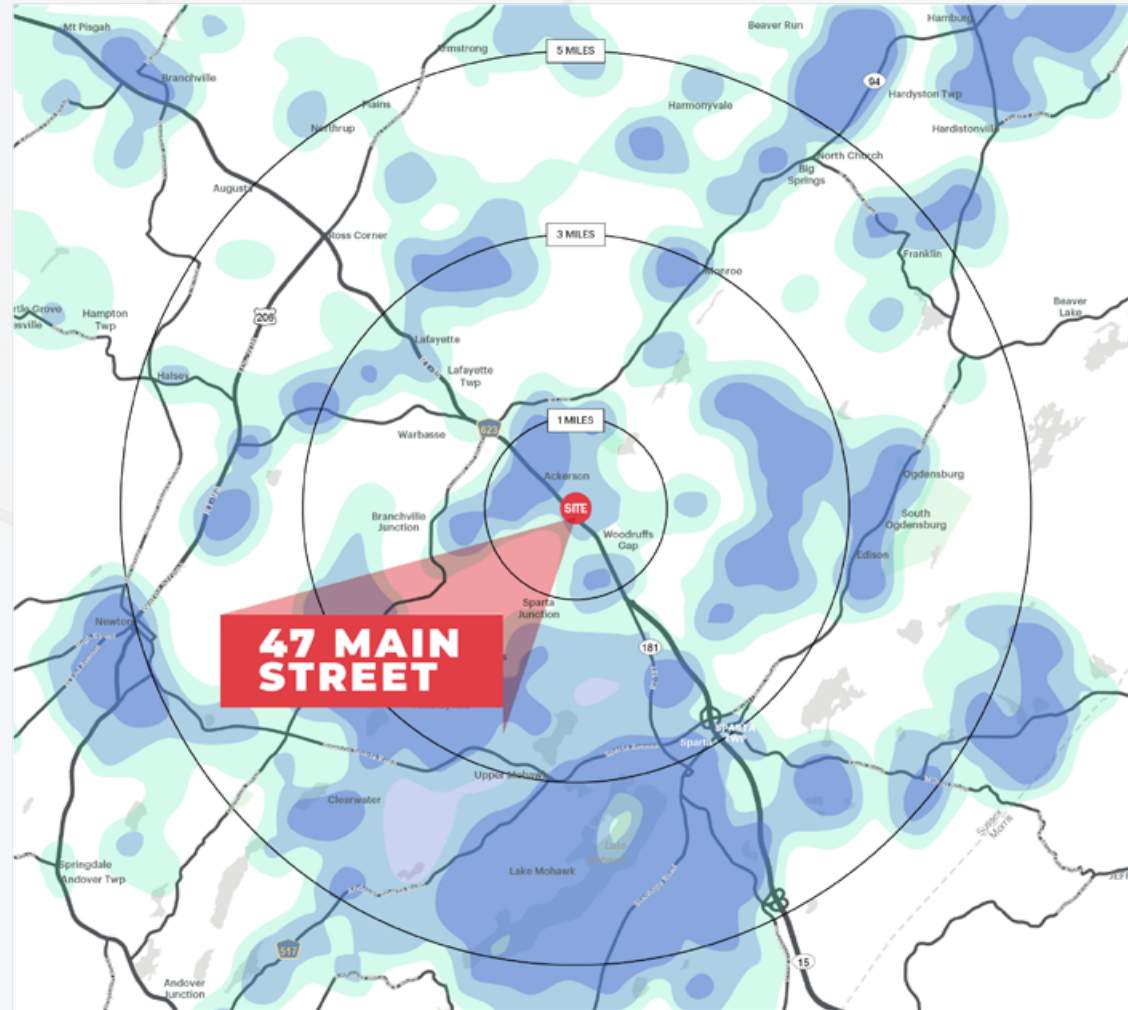


Monument Signage

47 MAIN STREET

GREAT INCOMES WITH STRONG REGIONAL PULL

TRADE AREA



- 30% of Visits
- 50% of Visits
- 70% of Visits
- body of water

TOTAL POPULATION

18,359 3 miles **34,000** 5 miles **73,233** 7 miles **296,416** Trade Area*

MEDIAN HOUSEHOLD INCOME

\$154,353 3 miles **\$142,753** 5 miles **\$119,015** 7 miles **\$104,247** Trade Area*

TOTAL EMPLOYEES

7,852 3 miles **28,651** 5 miles **63,616** 7 miles **140,624** Trade Area*

NUMBER OF COLLEGE GRADUATES

7,927 3 miles **13,186** 5 miles **24,303** 7 miles **111,227** Trade Area*

AUDIENCE - PLACER.AI (CELL PHONE TRACKING DATA)

	30% OF VISITS	50% OF VISITS	70% OF VISITS*
Population	9,086	75,739	296,416
Employees	10,119	17,420	140,624
Median Household Income	\$113,198	\$112,627	\$104,247
Bachelor's Degree or Higher	11,983	23,077	111,227

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Joe Biondo - Owner

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