

The Village Centre

29 CENTRE ST, SPARTA, NJ

NEW RENOVATION!

1,500 SF - 7,280 SF
Retail Units Available



Property Features

- Retail units available ranging from 1,500 SF to 7,280 SF
- Full building renovation completed with modern finishes and enhanced curb appeal
- Ready now for tenant fit-up
- Units can be customized and combined to fit tenant needs
- Ample on-site parking for customers and employees
- Exceptional storefront visibility
- Excellent for Food, Medical, Physical Therapy, Diagnostics, Learning Center, Beauty, Dry Goods, Financial, and Professional Office
- High foot traffic location in affluent downtown Sparta
- Flexible lease terms available
- Inquire for Lease Rate

FOR MORE INFORMATION

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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

The Village Centre

29 CENTRE ST, SPARTA, NJ

PROPERTY PHOTOS



Lake
Mohawk

 *The Village Centre*

The Village Centre

29 CENTRE ST, SPARTA, NJ

SITE OVERVIEW



Property Description

NAI James E. Hanson is proud to exclusively present The Village Centre at 29 Centre Street, a newly reimagined and fully renovated 20,740 SF retail center located in the heart of Sparta, NJ. This premier shopping destination has undergone a comprehensive transformation to deliver modern, high-end retail/office spaces ranging from 1,500 SF to 7,280 SF, with flexible configurations to suit a variety of users. Prospective tenants have the unique opportunity to secure a custom-designed space in a thriving, walkable downtown community.

Location Description

Located in the vibrant heart of Downtown Sparta, the site offers an unbeatable blend of visibility, accessibility, and prestige. Nestled among popular restaurants, boutique shops, and community services, this high-traffic retail destination draws both loyal local residents and regional visitors. With immediate access to Route 15 and just minutes from major roadways including Route 80, Sparta continues to grow as one of Sussex County's most desirable towns. Its affluent demographic, charming small-town feel, and steady consumer base make this an ideal location for retailers aiming to elevate their brand presence in a premier setting.

Offering Summary

Number of Units: 9
 Available SF: 1,500 - 7,280

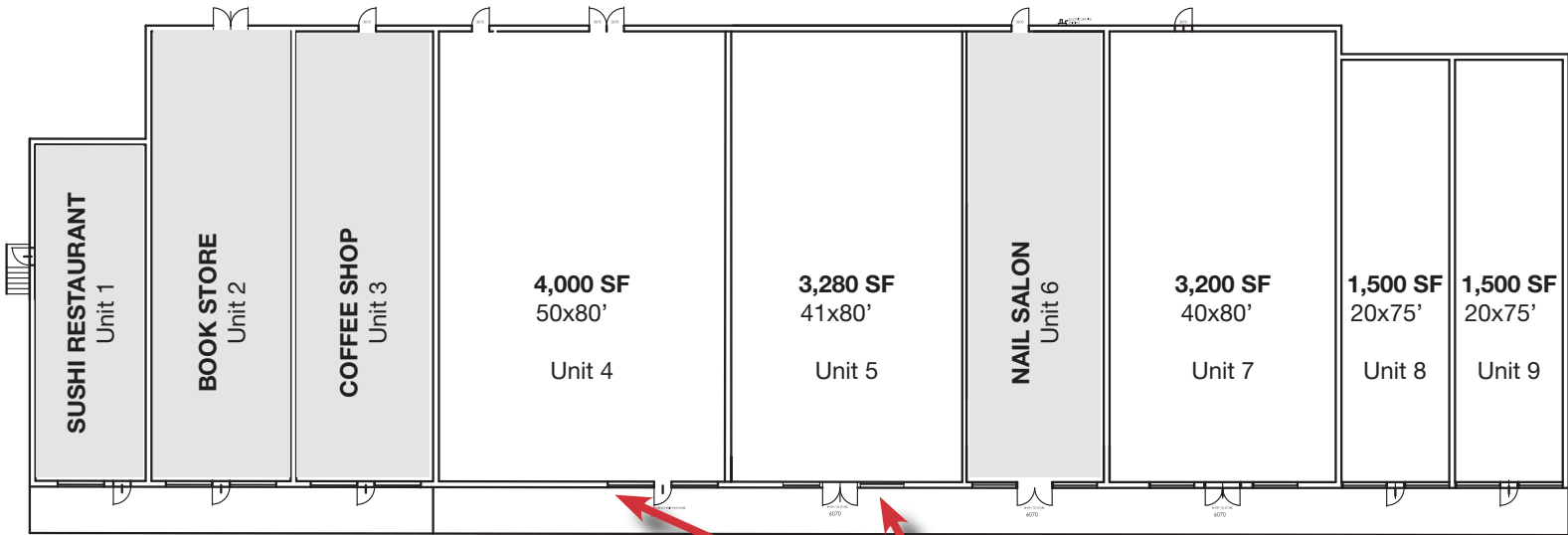
Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,510	6,223	13,730
Total Population	3,662	16,791	36,796
Average HH Income	\$161,109	\$205,379	\$188,310

The Village Centre

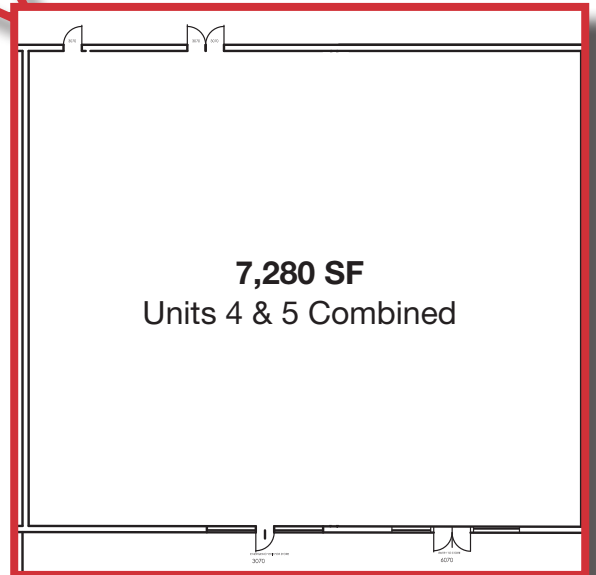
29 CENTRE ST, SPARTA, NJ

FLOOR PLAN

The Village Centre 1,500 SF - 7,280 SF Available



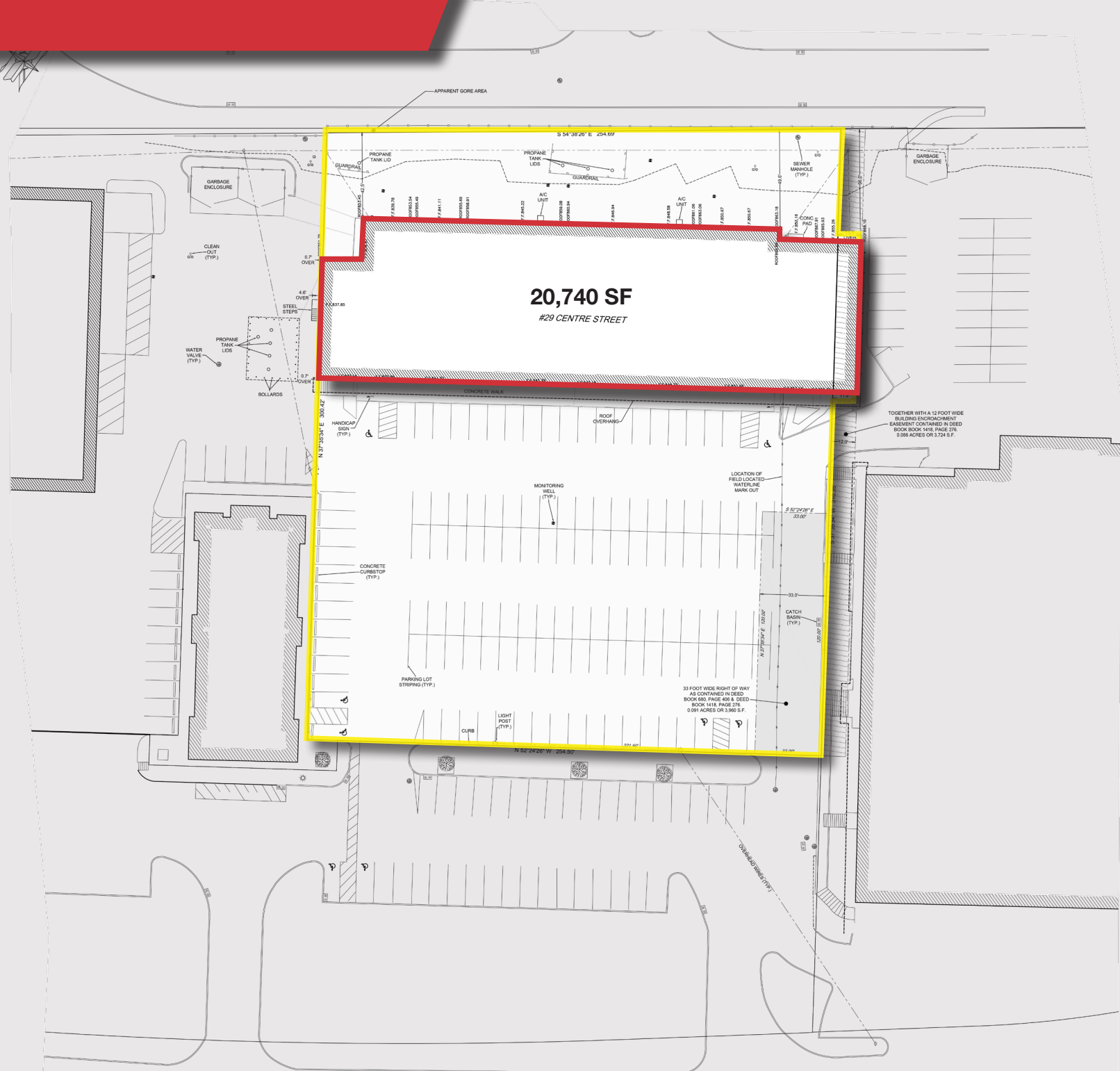
MAIN FLOOR PLAN LAYOUT
SCALE 1/8" = 1'-0"



The Village Centre

29 CENTRE ST, SPARTA, NJ

SITE PLAN



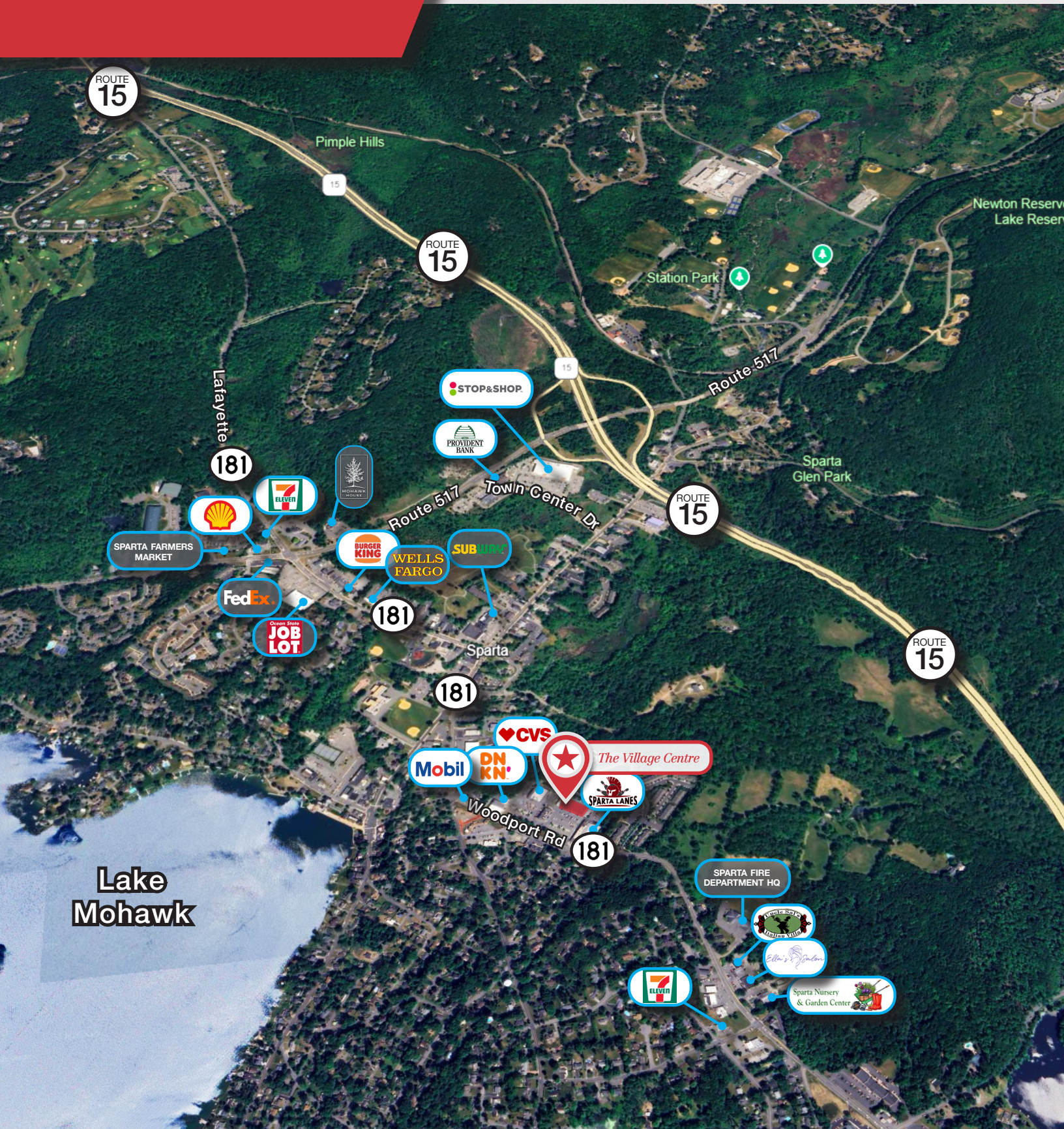
20,740 SF
#29 CENTRE STREET

NEW JERSEY STATE HIGHWAY ROUTE 181
A.K.A. WOOD PORT ROAD
66 FOOT WIDE RIGHT OF WAY

The Village Centre

29 CENTRE ST, SPARTA, NJ

AREA MAP



Lake Mohawk

The Village Centre

29 CENTRE ST, SPARTA, NJ

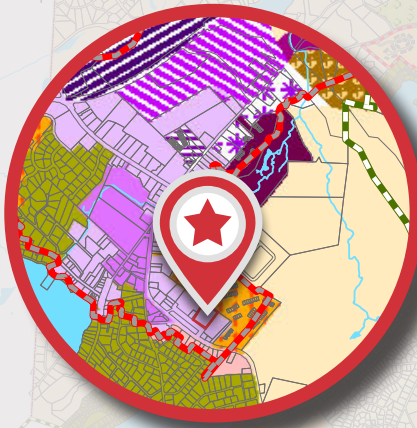
ZONING INFORMATION

Town Center Commercial Zone (TCC) - This zone provides for community commercial uses to complement and enhance the existing retail and service use and historic character in the Town Center area.

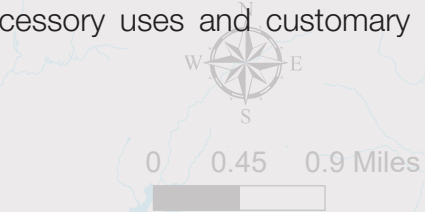
Permitted Uses - This zone is limited to business uses of a retail sales and service type. Only the following uses are permitted:

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
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.

Permitted Accessory Uses - Parking, signs, essential services and other accessory uses and customary incidental to the permitted uses.



C-1: Commercial	R-1: Residential (45000sf)	TCC: Town Center Commercial
C-2: Commercial Professional	R-2: Residential (25000sf)	TCCO: Town Center Commercial Office
C1-H: Commercial Historic	R-3: Residential (8000/14000sf)	TCLC: Town Center Limited Commercial
ED: Economic Development	R-4: Town Center Residential Professional	TCLM: Town Center Lower Main Street
ED-1: Economic Development/ Low-Moderate Cost Housing	RC-1: Rural Conservation/ Residential (5acre)	TCPB: Town Center Professional Business
MF: Multi-Family Zone	RC-2: Rural Conservation/ Residential (5acre)	TCCAH: Town Center Commercial/Age-Restricted Housing
MF-1: Multi-Family Zone 1	RR: Rural Residential (5acre)	TCMSB: Town Center Main Street Business
MF-2: Multi-Family Zone 2	PDRM-2: Planned Development Resource Management 2	Sparta Town Center
MF-3: Multi-Family Zone 3	PDRM-1: Planned Development Resource Management 1	
OSGU: Open Space/ Government Use	Planned Village Core	
PCD: Planned Commercial Development		



Zoning Map

SPARTA TOWNSHIP
Sussex County, New Jersey

Prepared For:
Sparta Township
Department of
Community Development

REVISIONS	
10/22/2002	ADOPTED
3/23/2004	REVISED
2/22/2005	REVISED
5/24/2011	REVISED
3/15/2012	REVISED
10/23/2016	REVISED
11/2/2016	REVISED

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