



**ShopRite
opening
October
2019!**

**Pads and
Inline Space
Available**

RETAIL SPACE

SHOPS AT NORTH VILLAGE

513 Lafayette Road (SR 15)

SUSSEX COUNTY

SPARTA TOWNSHIP | NEW JERSEY



RIPCO
REAL ESTATE

SITE PLAN

RENDERINGS



RENDERINGS - MODERN FARMHOUSE BY MOHAWK HOUSE



SIZE	
Building C1	3,474 SF
Buidling C2	2,774 SF
Building D	1,587 SF
Building E1	2,286 SF
Building E2	1,210 SF
Building E1+E2	3,496 SF
Pad H	6,500 SF
Pad I	4,250 SF

PROPERTY DESCRIPTION

Nestled in the rolling hills of Sussex County sits a new mix-use development, Shops at North Village in Sparta. This project incorporates 282 residential units and 150,000 square feet of shopping, restaurants, and entertainment, making it the largest and newest shopping center in the county. A new state of the art ShopRite will be the anchor at 80,000 SF as well as a 15,000 SF ShopRite Wine & Liquors with the Grand Opening scheduled for October 2019. The supporting 55,000 SF of retail will consist of boutique shops, restaurants, and fitness. The shopping center will become the heartbeat of this village surrounded by 58 townhomes, 60 multifamily dwellings, a 72 unit Chelsea Assisted Living Facility, and 92 single family homes developed by Ryan Homes.

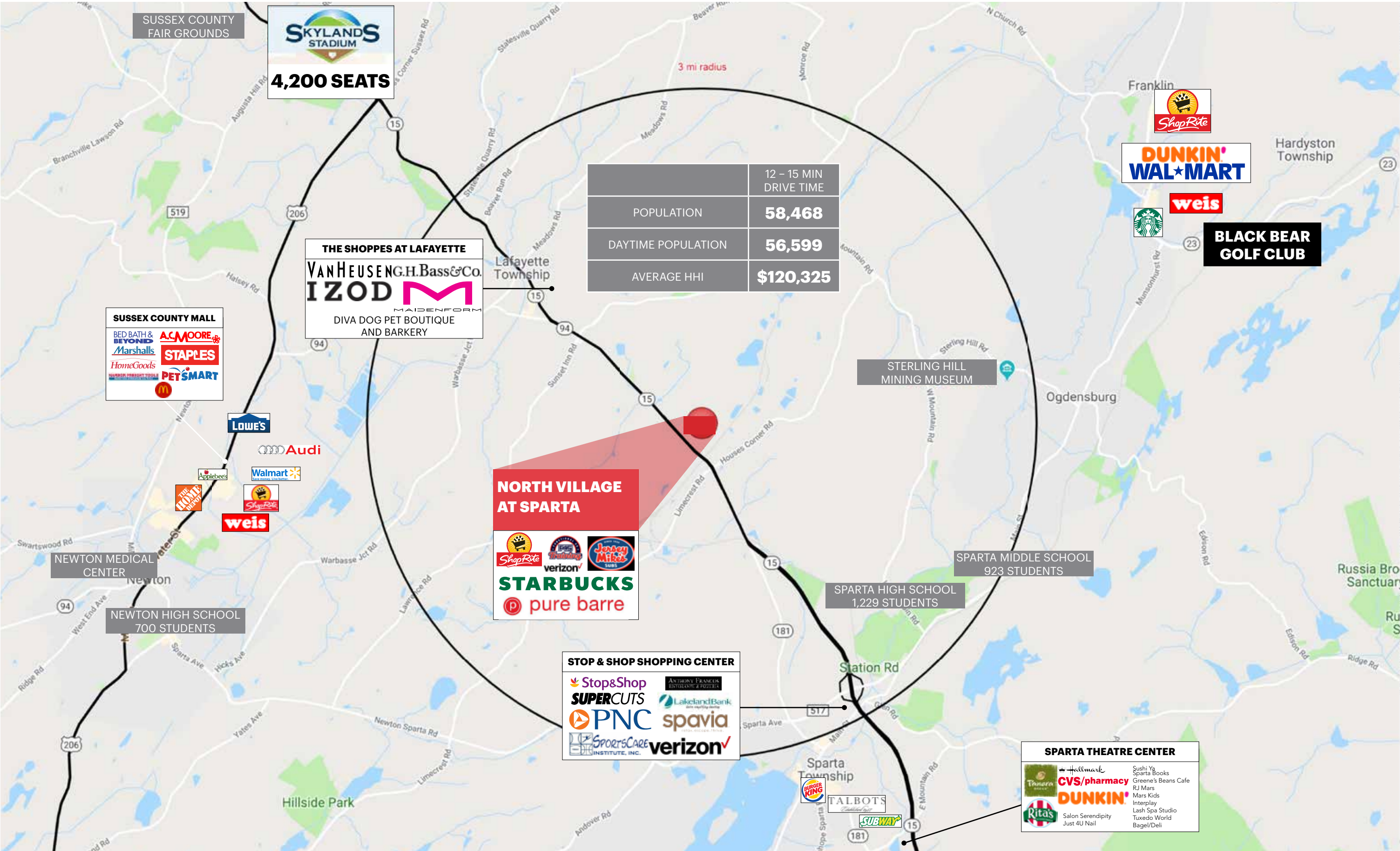
RENT
Negotiable

PARKING
5 spaces per 1,000 SF

OCCUPANCY
Improved Route 15 retail pads projected late 2019

SIGNED LEASES
ShopRite, ShopRite Wine & Spirits, Pizza 1, Pure Barre, F45 Training, Trinity Physical Therapy, Jersey Mike's Subs, Starbucks, Verizon, Modern Farmer Restaurant by Mohawk House

MARKET AERIAL



SITE PLAN WITH ELEVATION

KEY COMPONENTS

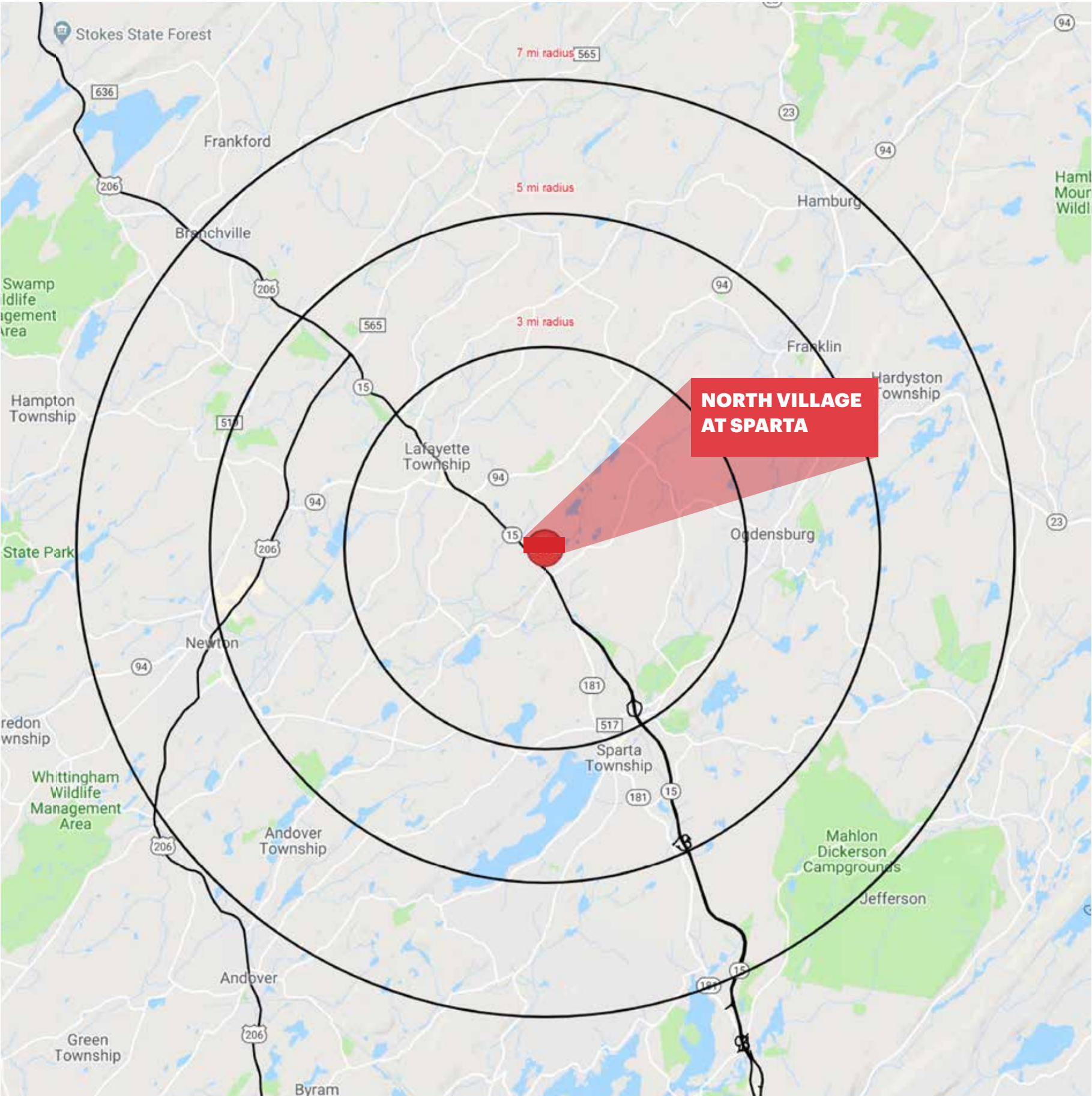
- SHOPRITE-ANCHORED
- 55,954 SF OF CLASS-A RETAIL
- 60 MULTIFAMILY UNITS
- 92 SINGLE-FAMILY HOMES
- 58 TOWNHOUSES
- 72 UNIT CHELSEA ASSISTED-LIVING FACILITY



TOWER ELEVATION
Scale: 1/4" = 1'-0"
REV. 4/2/16



AREA DEMOGRAPHICS



3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
6,984	562
HOUSEHOLDS	TOTAL EMPLOYEES
2,595	4,730
MEDIAN AGE	DAYTIME POPULATION (w/ 16 yr +)
43.8	6,702
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
2,397 - 50.1%	\$177,415

5 MILE RADIUS

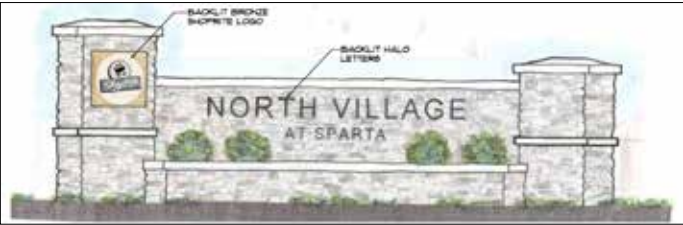
POPULATION	TOTAL BUSINESSES
30,456	1,981
HOUSEHOLDS	TOTAL EMPLOYEES
11,753	16,630
MEDIAN AGE	DAYTIME POPULATION (w/ 16 yr +)
44.9	25,484
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
9,487 - 43.5%	\$140,664

7 MILE RADIUS

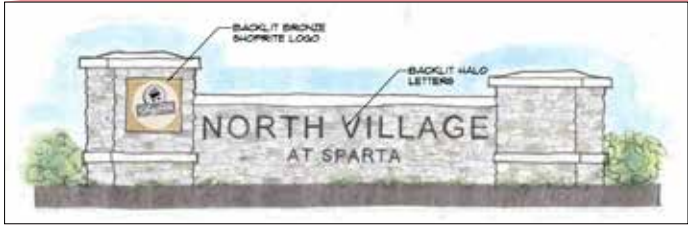
POPULATION	TOTAL BUSINESSES
58,902	3,182
HOUSEHOLDS	TOTAL EMPLOYEES
30,173	32,839
MEDIAN AGE	DAYTIME POPULATION (w/ 16 yr +)
44.5	50,343
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
16,951 - 39.8%	\$128,365

SITE PLAN WITH SIGNAGE

MONUMENT SIGN



MAIN PYLON



MONUMENT SIGN



CONTACT
EXCLUSIVE
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