

**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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**NAI James E. Hanson**  
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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



