

AVAILABLE FOR SALE OR LEASE
ASKING PRICE \$399,000

363 GLEN ROAD/ COUNTY ROUTE 620

Sparta, NJ, 07871 | **Sussex County**

2,000 SF BUILDING ON
0.711 ACRES

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1 Centrally located
on East/West corridor linking Sparta and Jefferson

#2 New roof
redone in 2020

#3 4-way intersection
corner location

#4 Pylon signage

#5 Service station
2-bay service



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **363 Glen Road/County Route 620** — Sparta, NJ (the 'Property').

363 Glen Road presents a rare opportunity to acquire a freestanding commercial asset on a prominent 0.711-acre corner parcel at a signalized four-way intersection along Glen/County Road in Sparta, New Jersey.

The 2,000 square foot building benefits from strong visibility, multiple points of ingress/egress, and frontage along a key east-west corridor linking Sparta and Jefferson—an established commuter and retail route. The property is improved with a two-bay service station building, pylon signage, and existing gas station/auto repair approvals, offering flexibility for continued automotive use or repositioning.

Capital improvements include a new roof installed in 2020, and underground storage tanks have been removed. The combination of irreplaceable corner positioning, favorable zoning, and high-income surrounding demographics, positions this asset as a compelling value-add or redevelopment investment opportunity.

PROPERTY SUMMARY

THE OFFERING

Property Address	363 Glen Road/County Route 620
Neighborhood	Sparta
County	Sussex
Block / Lot	34002 / 2
Lot Size	0.711 acres

BUILDING INFORMATION

Number of Buildings	1
Stories	1
Building Sq. Ft.	2,000 SF
Commercial Units	1
Year Built	1940

ZONING INFORMATION

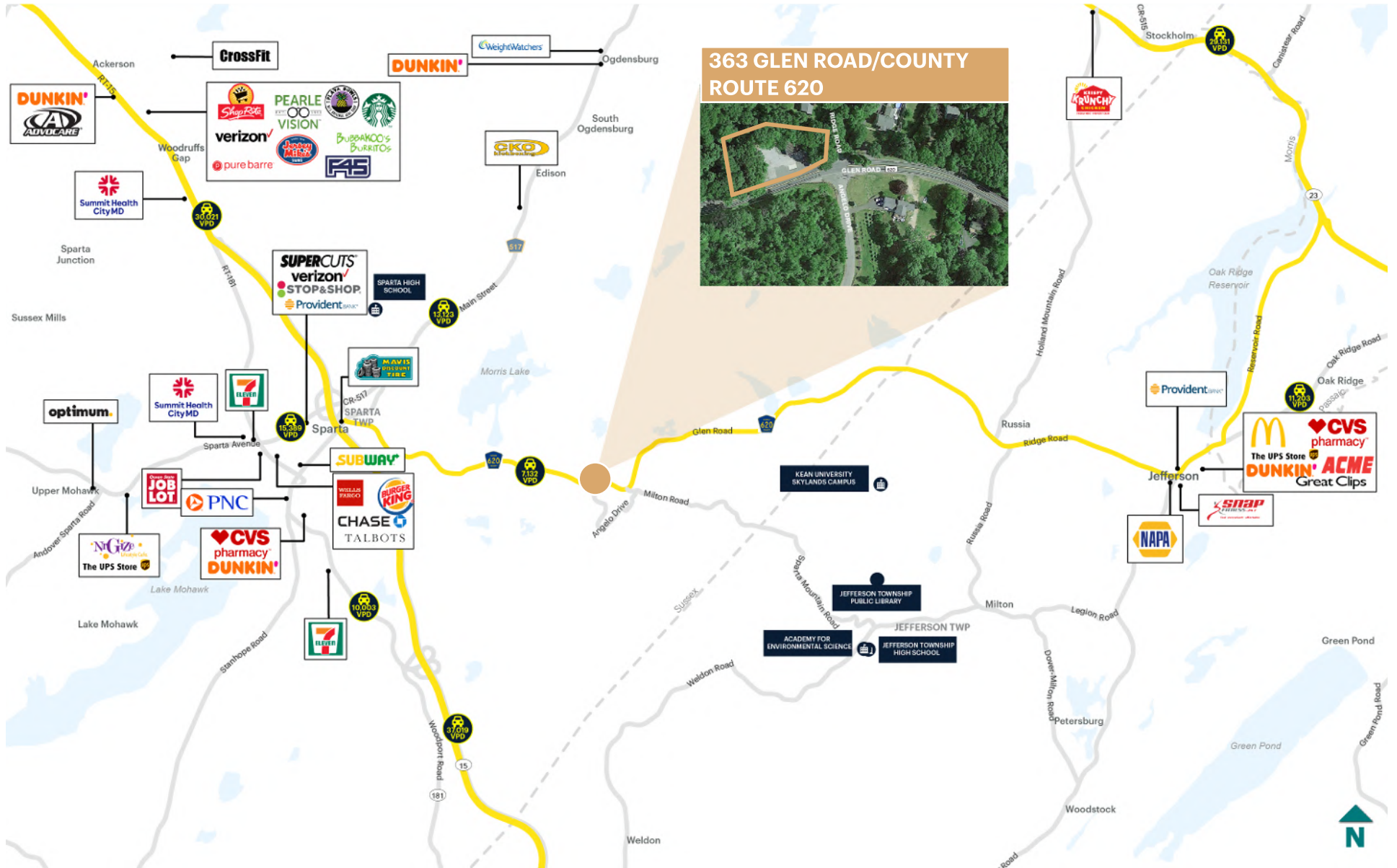
Zoning	R-1
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TAX INFORMATION

Assessment (2024/2025)	\$11,987.26
Tax Rate	3.589%

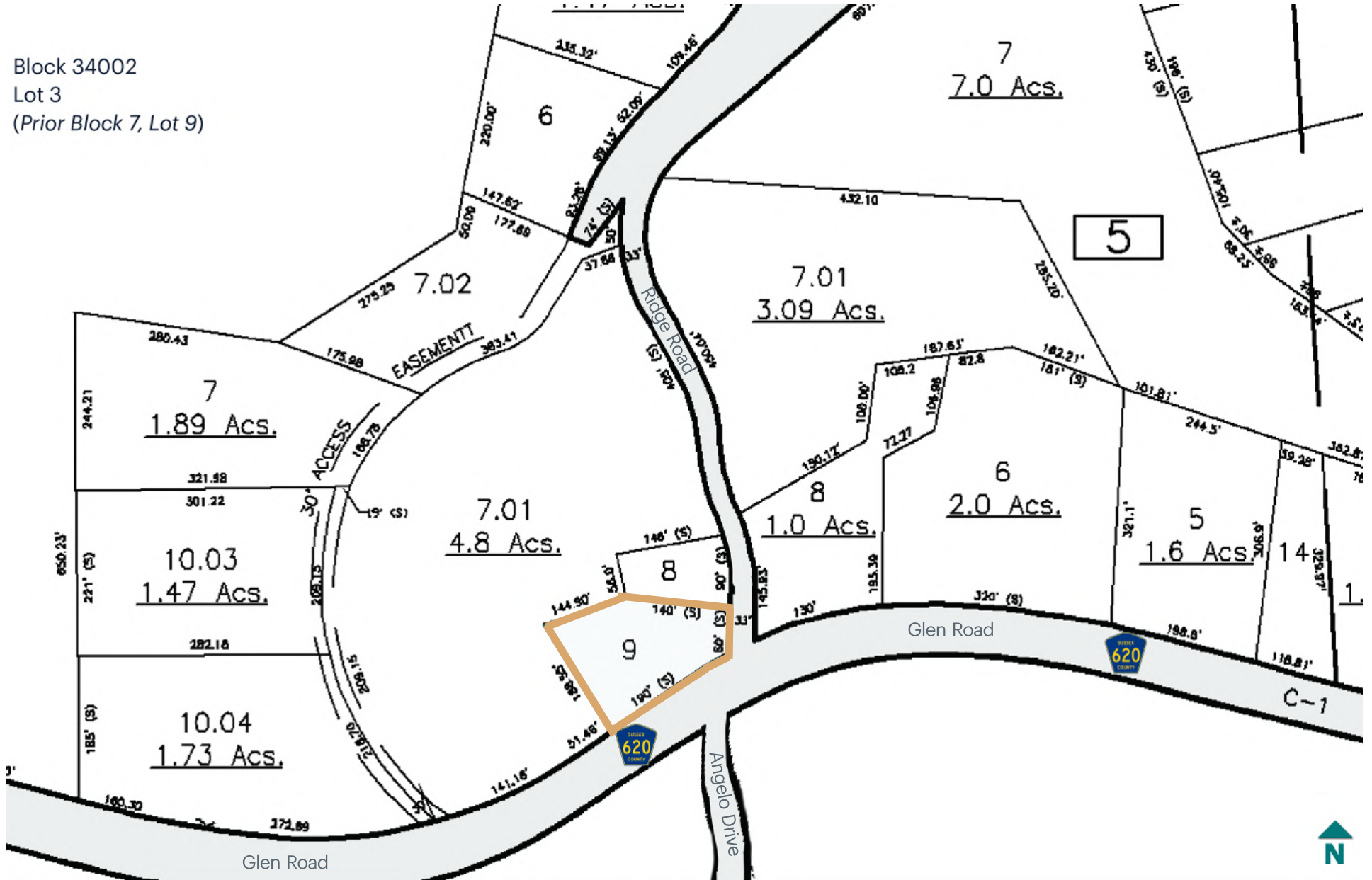
**363 GLEN ROAD/COUNTY ROUTE 620
FOR SALE**

RETAIL MAP



TAX MAP

Block 34002
Lot 3
(Prior Block 7, Lot 9)



MARKET OVERVIEW

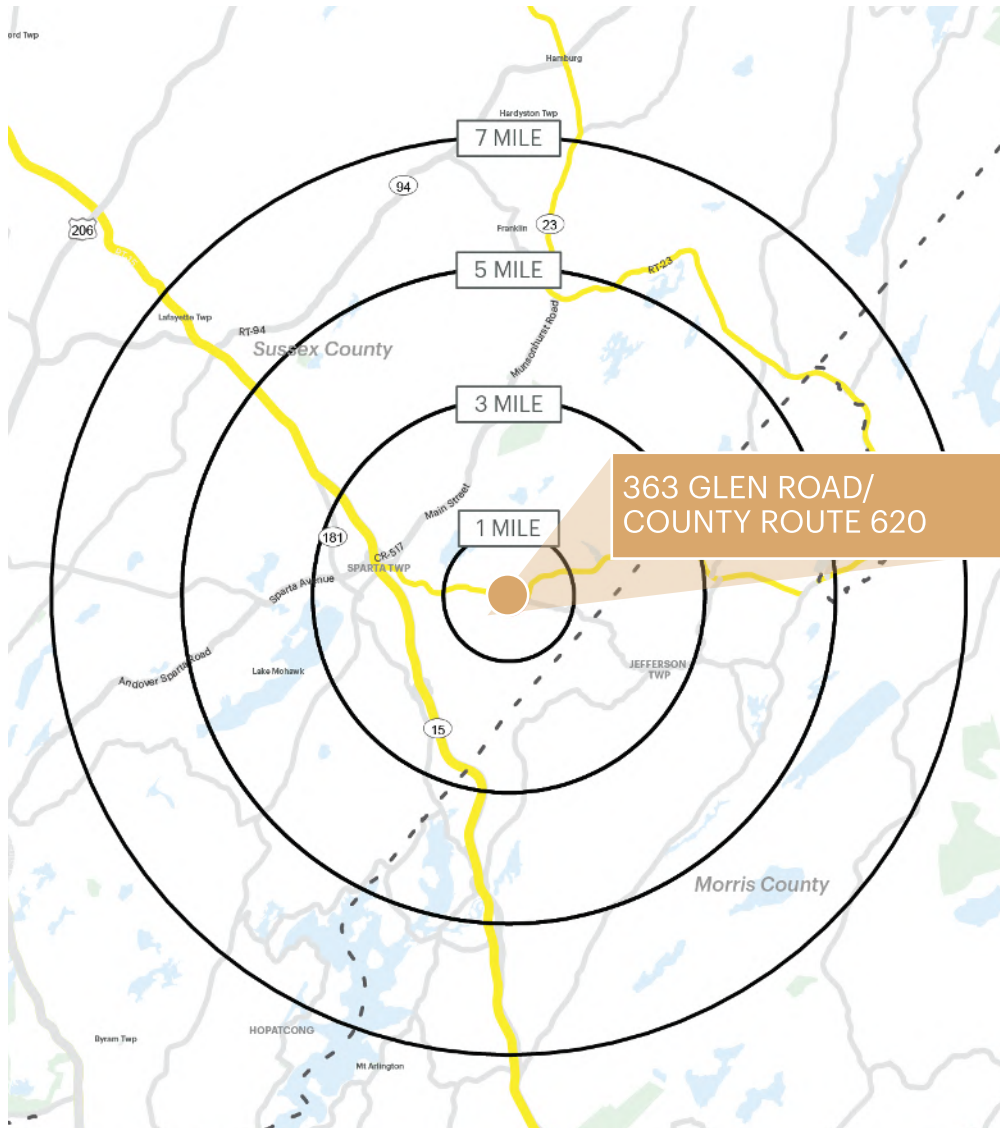
Sparta, New Jersey is an affluent suburban township in Sussex County known for its high quality of life, strong schools, and established residential base. The community is characterized by well-maintained neighborhoods, lake communities, and a scenic setting that attracts families and long-term residents, resulting in stable population trends and consistent local spending. With household incomes well above state and national averages, Sparta benefits from strong consumer purchasing power that supports everyday retail, dining, and service-oriented businesses.

The township's retail activity is primarily neighborhood-serving and concentrated along key corridors such as Route 15 and Sparta Avenue, as well as within the traditional town center. These areas draw consistent traffic from local residents and commuters traveling throughout Sussex County. Sparta's limited retail supply, combined with a preference for local and regional operators, creates a supportive environment for well-located retail properties. Overall, the town's affluence, community-oriented character, and steady demand for convenience and service retail make Sparta a desirable market for long-term retail investment.



**363 GLEN ROAD/COUNTY ROUTE 620
FOR SALE**

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES	7 MILES
Population	1,534	10,779	38,232	64,005
Number of Households	538	4,091	14,557	24,516
Average Household Income	\$211,720	\$179,458	\$176,640	\$166,923
Median Age	41.1	43.7	44.5	45.0
College Graduates	635 62%	4,374 57%	14,572 53%	22,283 48%
Total Businesses	13	535	1,358	2,237
Total Employees	171	5,010	12,685	20,867
Daytime Population	862	10,109	30,457	51,116

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