

**FOR SALE**

159-163 Woodport Rd  
Sparta, NJ



Traffic Count Woodport Rd: 9,886 VPD



Traffic Count Pine Cone Ln: 5,642 VPD



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek  
C: 973.896.8377  
Urszula@ZoltekCRE.com

**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES

# AVAILABLE FOR SALE

159-163 WOODPORT RD, SPARTA NJ

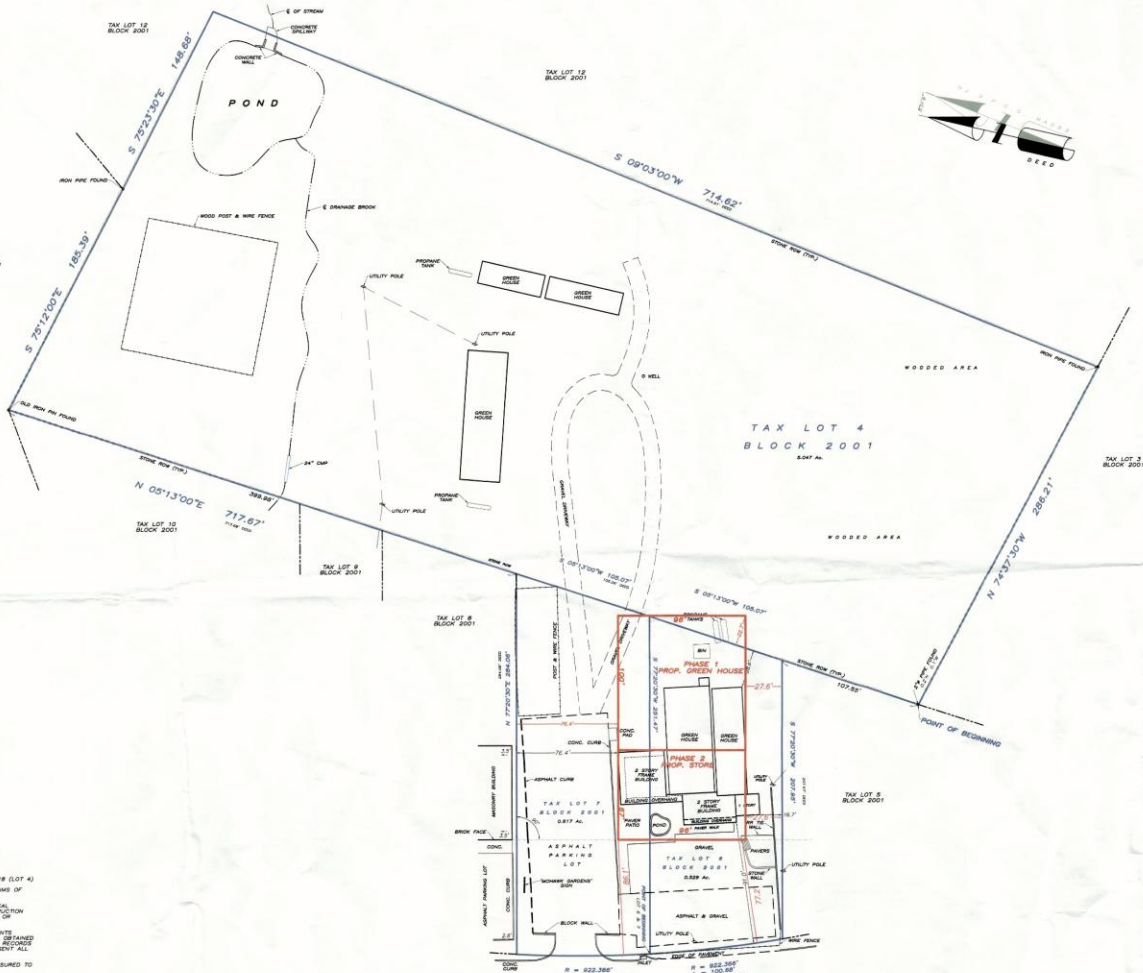
- Redevelopment Opportunity!
- Asking Sale Price: \$2,300,000
- 6.25 Acres
- Current Garden Center
- Three Lots:
  - Lot: 4 (5.04) 2024 RE Taxes: \$10,974; Zoned RR: [Click Here For More Info](#)
  - Lot: 6 (0.58) 2024 RE Taxes: \$2,479; Zoned C1: [Click Here For More Info](#)
  - Lot: 7 (0.63 Acres) 2024 RE Taxes: \$4,988; Zoned C1: [Click Here For More Info](#)
- Traffic Count on Woodport Rd: 9,886 VPD
- Traffic Count on Pine Cone Lane: 5,642 VPD
- Nearby National Tenants: 7-ELEVEN, CVS Pharmacy, Dunkin, Subway, Jersey Mikes, Hallmark, Benjamin Moore, State Farm and many more.

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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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**WOODPORT ROAD**  
NEW JERSEY STATE HIGHWAY ROUTE 181  
167' WIDE RIGHT OF WAY (TWO)

- NOTES
1. FIELD SURVEY PERFORMED 08/03/18 (LOTS 6 & 7); 12/03/18 (LOT 4)
  2. SUBJECT TO ANY GRANTS, AGREEMENTS, EASEMENTS, CLAIMS OF EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD
  3. NO ATTEMPT SHOULD BE MADE TO ESTABLISH THE PHYSICAL LOCATION OF BOUNDARY LINES FOR THE PURPOSES OF CONSTRUCTION UNLESS BOUNDARY ADJUSTMENTS BY USING PUBLISHED OFFSETS OR SCALED DISTANCES HEREON
  4. BOUNDARY LINES ARE PRESUMED TO ACCORDANCE WITH DOCUMENTS BY WHICH A PROPERTY IS BOUNDARIED BY DOCUMENTS OBTAINED BY SEARCH OF COUNTY RECORDS, UNLESS OTHERWISE SPECIFIED BY THIS PLAN. THE DOCUMENTS MAY OR MAY NOT REPRESENT ALL THE FILE DOCUMENTS RELEVANT TO THE PROPERTY.
  5. STRUCTURAL DIMENSIONS AND OFFSETS SHOWN WERE MEASURED TO AND ALONG EXTERIOR BUILDING CORNERS
  6. SUBJECT TO RIGHTS OF UTILITY COMPANIES SERVING THE SUBJECT PREMISES
  7. SUBJECT TO SUBSURFACE CONDITIONS OR ENCHORCMENTS NOT DISCLOSED BY AN INSTRUMENT OF RECORD
  8. CURVED MARKERS NOT SET AS PER AGREEMENT IN ACCORDANCE WITH N.J.A.C. 17:27
  9. SURVEY DATA - BENCH: SURVEY POINTS USING NAD 83 2011 COORDINATES WERE BASED ON THE STATE SURVEYING NETWORK (SUSNET NORTH AMERICA, INTERMEDIATE ZONE FILED (NAD83-NET 0344810718.7256422462.8079.674.8316))
  10. SUBJECT TO RIGHTS PUBLIC AND PRIVATE, TOGETHER WITH FLOODING AND EASEMENTS RIGHTS IN ANY, IN AND TO ALL STRINGS & WATER COURSES SHOWING OR AFFECTING THE PREMISES
  11. SUBJECT TO THE RIGHT OF THE STATE OF NEW JERSEY TO LIMIT NUMBER AND HEIGHT AND LOCATIONS FROM THE PREMISES AND STATE TOC
  12. SUBJECT TO UTILITY COMPANY GRANTS AS CONTAINED IN DEED BOOK 818 PAGE 438 AND DEED BOOK 303 PAGE 1118
  13. SUBJECT TO MINING RIGHTS AS RESERVED IN DEED BOOK 804 PAGE 296
  14. SUBJECT TO COVENANTS AND RESTRICTIONS AS CONTAINED IN DEED BOOK 780 PAGE 281; DEED BOOK 851 PAGE 219 AND DEED BOOK 880 PAGE 570
  15. SUBJECT TO AN EASEMENT FOR RIGHTS AND EGRESS AS CONTAINED IN DEED BOOK 814 PAGE 780
  16. WIRE FENCES WITHIN THE PREMISES ARE NOT SHOWN HEREON.

- REFERENCES:
1. DEED BOOK 488 PAGE 1181
  2. DEED BOOK 878 PAGE 488
  3. DEED BOOK 871 PAGE 418



Prepared for: **KENLAURIE LLC**  
KENNETH VAN WINGERTEN & LAURIE VAN WINGERTEN

**DEREK J. KENNEDY**  
NEW JERSEY PROFESSIONAL LAND SURVEYOR LICENSE NO. 348584337300

<b>PLOT PLAN</b>	
<b>TAX LOTS 4, 6 &amp; 7 - BLOCK 2001</b>	
<b>159-163 WOODPORT ROAD</b>	
<b>TOWNSHIP OF SPARTA</b>	
SUSSEX COUNTY	NEW JERSEY
<b>DEREK J. KENNEDY &amp; ASSOCIATES, LLC</b>	
19 Forest Street • Branchville • New Jersey • 07826	
Land Surveying	Construction Layout
Survey Number 81-0058	Date AUGUST 2, 2019
Scale AS SHOWN	Sheet No. 1 of 1

# ZOLTEK



The Goddard School of Sparta

Sparta Township Municipal Building

Alpine Montessori School

Hilltop Country Day School

**SUPERCUTS**

Provident BANK

MAVIS DISCOUNT TIRE

**STOP & SHOP**

Shell

**BURGER KING**

**WELLS FARGO**

**SUBWAY**

STARBUCKS COFFEE

Jersey Mike's SANDS

Green State **JOB LOT**

Valley BANK

Lake Mohawk Tennis Club

**DUNKIN'**

**CVS pharmacy**

Sparta Fire Department Headquarters

**Mobil**

Shell

Hallmark

Lake Mohawk Country Club

Sparta Classic Dinner

Benjamin Moore

**SITE**

Sparta Tire Distribution

**State Farm**

Allstate

**7 ELEVEN**

The Hardware Store of Sparta

Traffic Count Woodport Rd. 9-886 VPD

Shell

**FIRST HOPE Bank**

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DEMO-GRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,379	16,654	35,037
Daytime Employees	3,650	6,467	10,841
Households	\$229,408	\$239,033	\$220,607
Median Age	44.1	44	44.6
Average HH Income	1,304	6,240	13,233

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

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