

**Vacancy List for Affiliates of U.S. Real Estate Acquisitions, L.L.C.**  
**As of 4/21/23**

For Additional Information:

[eberger@usrealestateacq.com](mailto:eberger@usrealestateacq.com)

(732) 603-9100 Ext. 111

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<b>LEGEND:</b> P - Pending A - Available O - Occupied
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Date	Location	Unit / Space	Bedrooms / Use	Tenant	Rent	Utilities	Status	Broker	Notes
<b>NEW JERSEY RESIDENTIAL - METUCHEN / MORRISTOWN / SOMERVILLE</b>									
7/1	Metuchen - 21 Station Place	201	1BR	Vacant	\$2,195	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	202	1BR	Vacant	\$2,565	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	204	2BR	Vacant	\$2,725	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	205	2BR	Vacant	\$2,895	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	206	1BR	Vacant	\$2,725	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	301	1BR	Vacant	\$2,195	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	302	1BR	Vacant	\$2,565	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	303	1BR	Vacant	\$2,575	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	305	1BR	Vacant	\$2,795	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	306	1BR	Vacant	\$2,725	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	401	2BR	Vacant	\$3,125	All	A	Linda (732) 841-0224	

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7/1	Metuchen - 21 Station Place	402	2BR	Vacant	\$2,915	All	A	Linda (732) 841-0224	
7/1	Metuchen - 21 Station Place	403	2BR	Vacant	\$2,985	All	A	Linda (732) 841-0224	
8/1	Metuchen - 17B New Street	17B	2BR	Vacant (RedKnight)	\$2,395	All	O	Linda (732) 841-0224	

**COLMAR, PENNSYLVANIA (HATFIELD TOWNSHIPW) COMMERCIAL**

Open	Colmar 271 Bethlehem Pike - Suite 207	394 sq ft	Office	Vacant (Washington)	\$750	E	A	Flynn (215) 499-5186	
Open	Colmar 285 Bethlehem Pike - Suite 100	5,000 sq ft	Office	Vacant (RedKnight)	\$6,250	All	A	Flynn (215) 499-5186	Flex Space

**DELRAN, NJ COMMERCIAL**

60-90 Days	Phoenix Delran - 4037 Route 130 South -JAG-One PT	1,725 sq ft	Retail Restaurant	JAG-One PT	\$2,250 NNN	All	O	MSC (410) 963-3505	
9/1	Phoenix Delran - 4037 Route 130 South -Meadows	2,850sf + Drive-Thru	Restaurant	Meadows Custard	\$7,125 NNN	All	O	MSC (410) 963-3505	
Open	Phoenix Delran - 4037 Route 130 South -Pad	Pad	Office Retail Restaurant	Vacant	\$150,000	All	A	MSC (410) 963-3505	

**HIGHLAND PARK, NJ COMMERCIAL**

Open	Highland Park - 320 Raritan Avenue	Suite 203 408SF	Office	Vacant	\$1,360	Included	A	Eric (732) 603-9100	Window, Sink, Hardwood
Open	Highland Park - 320 Raritan Avenue	Suite 304B 134SF	Office	Vacant	\$495	Included	A	Eric (732) 603-9100	Carpet

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Open	Highland Park - 320 Raritan Avenue	Suite 307E 282SF	Office	Waner, Andrew	\$750	Included	A	Eric (732) 603-9100	
Open	Highland Park - 320 Raritan Avenue	Suite 308 174SF	Office	Vacant	\$595	Included	O	Eric (732) 603-9100	Carpet
Open	Highland Park - 320 Raritan Avenue	Suite 309 176SF	Office	Vacant	\$750	Included	O	Eric (732) 603-9100	Sink, Closet, Carpet
Open	Highland Park - 324 Raritan Avenue	Suite 105 110SF	Office	Vacant	\$425	Included	A	Eric (732) 603-9100	Carpet
Open	Highland Park - 324 Raritan Avenue	Suite 106 165SF	Office	Vacant	\$595	Included	A	Eric (732) 603-9100	Window, Carpet

**HILLSBOROUGH, NJ COMMERCIAL**

Open	Carriage Farm	B1 #205 173SF	Office	Vacant	\$519	Included	A	Eric (732) 603-9100	Hardwood
Open	Carriage Farm	B1 #208A 108SF	Office	Vacant	\$324	Included	A	Eric (732) 603-9100	Carpet
Open	Carriage Farm	B1 #211B 186SF	Office	Vacant	\$475	Included	A	Eric (732) 603-9100	Hardwood
Open	Carriage Farm	B1 #213 186SF	Office	Vacant	\$558	Included	A	Eric (732) 603-9100	Carpet
Open	Carriage Farm	B2 #223 1,495SF	Office	Vacant (Inno Knits)	\$2,825	Included	A	Eric (732) 603-9100	Private Entrance
Open	Carriage Farm	B1 3rd Floor 2,197SF	Office	Vacant	\$3,295	Included	A	Eric (732) 603-9100	Carpet

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<b>METUCHEN, NJ COMMERCIAL</b>									
5/1	Metuchen - 402 Main Street - Suite 202	Suite 202	Office	Kate Harrison	\$695	E	O	Eric (732) 603-9100	View of Main Street
7/1	Metuchen - 402 Main Street - Suite 214	Suite 214	Office	LaSanta	\$1,495	All	O	Eric (732) 603-9100	Skylight, Hardwood
Open	Metuchen - 406 Main Street - Suite 7	Suite 7 186SF	Office	Vacant (Creations by Erica)	\$525 Base + \$62 Tax + \$15 Elec	E	A	Eric (732) 603-9100	Hardwood
30 Days	Metuchen - 406 Main Street - Suite 12	Suite 12 301SF	Office	KFS Mortgage	\$625 Base + \$125 Tax + \$29 Elec	E	O	Eric (732) 603-9100	Carpet
Open	Metuchen - 406 Main Street - Suite 24	Suite 24 166SF	Office	Vacant (Silalahi & Trezza)	\$461 Base + \$62 Tax + \$15 Elec	E	A	Eric (732) 603-9100	Carpet
Open	Metuchen - 160 Durham Avenue	Suite 106 850SF	Office Personal Service	Vacant (Barber Shop)	\$1,995	All	A	Jordan (732) 977-8431	
<b>MORRISTOWN, NJ COMMERCIAL</b>									
Open	Morristown - 14-24 Washington Street - Suite 202	2,444 sq ft	Office	MLS Medical	\$5,900	G/E	O	Helene (201) 320-3430	
<b>OLD BRIDGE/MATAWAN, NJ COMMERCIAL</b>									
4/1	Matawan - Market Place II, 419 Route 34	6,000sf	Retail Restaurant	Harmon	\$20 psf NNN	G/E	O	Legacy (908) 770-0686	
Open	Matawan - Market Place II, 419 Route 34	Pad	Retail Restaurant	Vacant	\$125,000 NNN	All	A	Legacy (908) 770-0686	

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<b>QUAKERTOWN, PA COMMERCIAL</b>									
Open	Quakertown Country Square 238-240 Route 308	5,000 sq ft	Endcap (Divisible)	Vacant (Credit Union)	\$20 psf NNN	All	A	MSC (410) 963-3505	Divisible
Open	Quakertown Country Square 238-240 Route 309	5,000 sq ft	Office Retail Restaurant	Vacant (Karate)	\$20 psf NNN	All	A	MSC (410) 963-3505	
Open	Quakertown Country Square 238-240 Route 309	7,250 sq ft	Office Retail Restaurant	Vacant (Throw House)	\$15 psf NNN	All	A	MSC (410) 963-3505	High Bay
Open	Quakertown Country Square 238-240 Route 309	2 Pad Sites	Restaurant Retail	Vacant	\$150K/Annum	All	A	MSC (410) 963-3505	