

**Vacancy List for Affiliates of U.S. Real Estate Acquisitions, L.L.C.**  
**As of 3/21/24**

For Additional Information: [eberger@usrealestateacq.com](mailto:eberger@usrealestateacq.com)

(732) 603-9100 Ext. 111

[www.usrealestateacq.com](http://www.usrealestateacq.com)

**LEGEND:**  
P - Pending  
A - Available  
O - Occupied

Date	Location	Unit / Space	Bedrooms / Use	Tenant	Rent	Utilities	Status	Broker	Notes
<b>NEW JERSEY RESIDENTIAL - METUCHEN / MORRISTOWN / SOMERVILLE</b>									
11/1	Metuchen - 17C New Street	17C	2BR	Mulligan	\$2,695	All	O	Linda (732) 841-0224	
<b>COLMAR, PENNSYLVANIA (HATFIELD TOWNSHIPW) COMMERCIAL</b>									
5/1	Colmar 271 Bethlehem Pike - Suite 206	426 sq ft	Office	Lymphacare	\$775	E	A	MSC (410) 963-3505	
Open	Colmar 271 Bethlehem Pike - Suite 207	394 sq ft	Office	Vacant (Washington)	\$750	E	A	MSC (410) 963-3505	
Open	Colmar 285 Bethlehem Pike - Suite 100	5,000 sq ft	Office Retail Restaurant	Vacant (RedKnight)	\$6,250	All	A	MSC (410) 963-3505	Flex Space
<b>DELRAN, NJ COMMERCIAL</b>									
60-90 Days	Phoenix Delran - 4037 Route 130 South	1,725 sq ft	Retail Restaurant	JAG-One PT	\$20 psf NNN	All	O	MSC (410) 963-3505	
Open	Phoenix Delran - 4037 Route 130 South	3,361 sq ft	Retail Restaurant	Vacant (Friends of Coffee)	\$20 psf NNN	All	A	MSC (410) 963-3505	
Open	Phoenix Delran - 4037 Route 130 South	1,609 sq ft	Retail Restaurant	Vacant (Nanda Brazil)	\$20 psf NNN	All	A	MSC (410) 963-3505	
Open	Phoenix Delran - 4037 Route 130 South -Pad	Pad	Office Retail Restaurant	Vacant	\$12,500 NNN	All	A	MSC (410) 963-3505	
<b>HIGHLAND PARK, NJ COMMERCIAL</b>									
Open	Highland Park - 320 Raritan Avenue	Suite 202A 224SF	Office	Vacant	\$850	Included	A	Eric (732) 603-9100	Window onto Raritan Ave, Hardwood

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Open	Highland Park - 320 Raritan Avenue	Suite 203 408SF	Office	Vacant	\$1,360	Included	A	Eric (732) 603-9100	Window onto Raritan Ave, Sink, Hardwood
Open	Highland Park - 320 Raritan Avenue	Suite 307E 282SF	Office	Vacant	\$750	Included	A	Eric (732) 603-9100	
Open	Highland Park - 320 Raritan Avenue	Suite 308 174SF	Office	Vacant	\$650	Included	A	Eric (732) 603-9100	Vinyl Flooring, Wood Paneling
9/1	Highland Park - 324 Raritan Avenue	Suite 105 180SF	Office	Rev Exotics	\$495	Included	O	Eric (732) 603-9100	
Open	Highland Park - 324 Raritan Avenue	Suite 108 148SF	Office	Vacant (Shlomo Cohen)	\$475	Included	A	Eric (732) 603-9100	
Open	Highland Park - 324 Raritan Avenue	Suite 110 248SF	Office	Vacant	\$795	Included	A	Eric (732) 603-9100	Window, Hardwood
Open	Highland Park - 324 Raritan Avenue	Suite 114 227SF	Office	Vacant (Talia Becker)	\$750	Included	A	Eric (732) 603-9100	Window, Carpet
Open	Highland Park - 324 Raritan Avenue	Suite 119 88SF	Office	Vacant (Rashaun Page)	\$325	Included	A	Eric (732) 603-9100	Carpet

**HILLSBOROUGH, NJ COMMERCIAL**

Open	Carriage Farm	B1 #206 182SF	Office	Vacant	\$475	Included	A	Eric (732) 603-9100	Carpet
Open	Carriage Farm	B1 #207 182SF	Office	Vacant	\$625	Included	A	Eric (732) 603-9100	
Open	Carriage Farm	B2 #223 1,495SF	Office	Vacant (Inno Knits)	\$2,825	Included	A	Eric (732) 603-9100	Private Entrance

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Open	Carriage Farm	B1 3rd Floor 2,197SF	Office	Vacant	\$3,295	Included	A	Eric (732) 603-9100	Carpet

**METUCHEN, NJ COMMERCIAL**

Open	Metuchen - 26 Jersey Avenue	26 Jersey 1,600SF	Office	Vacant (Arch Properties)	\$2,600	G/E	A	Eric (732) 603-9100	Carpet
5/1	Metuchen - 406 Main Street - Suite 3	Suite 3 186SF	Office	Vacant (Artur Akopyan)	\$525 Base + \$66 Tax + \$16 Elec	E	A	Eric (732) 603-9100	Hardwood
5/1	Metuchen - 406 Main Street - Suite 7	Suite 7 186SF	Office	Vacant (Creations by Erica)	\$525 Base + \$66 Tax + \$16 Elec	E	A	Eric (732) 603-9100	Hardwood
10/1	Metuchen - 406 Main Street - Suite 25	Suite 25 186SF	Office	IQ Research	\$625 Base + \$66 Tax + \$16 Elec	E	A	Eric (732) 603-9100	Hardwood
Open	Metuchen - 410 Main Street - Suite 101	Suite 101 242SF	Office	Vacant (Shalise Garvin)	\$725	G/E	A	Eric (732) 603-9100	Hardwood

**MORRISTOWN, NJ COMMERCIAL**

Open	Morristown - 14-24 Washington Street - Suite 202	2,444 sq ft	Office	Vacant (MLS Medical)	\$5,900	G/E	A	Helene (201) 320-3430	
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**OLD BRIDGE/MATAWAN, NJ COMMERCIAL**

6/1	Matawan - Market Place II, 419 Route 34	1,500sf	Retail Restaurant	Red Seal Gaming	\$23 psf NNN	G/E	O	Legacy (908) 770-0686	
Open	Matawan - Market Place II, 419 Route 34	6,000sf	Retail Restaurant	Vacant (Harmon)	\$20 psf NNN	G/E	A	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 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	2 Pad Sites	Restaurant Retail	Vacant	\$150K/Annum	All	A	MSC (410) 963-3505	