

Vacancy List for Affiliates of U.S. Real Estate Acquisitions, L.L.C.
As of 3/6/25

For Additional Information: eberger@usrealestateacq.com

(732) 603-9100 Ext. 111

www.usrealestateacq.com

LEGEND:
P - Pending
A - Available
O - Occupied

| Date | Location | Unit / Space | Bedrooms / Use | Tenant | Rent | Utilities | Status | Broker | Notes |
|--|--|-------------------------|--------------------------------|-----------------------------|--------------|-----------|--------|--------------------------|--------------------------------------|
| NEW JERSEY RESIDENTIAL - METUCHEN / MORRISTOWN / SOMERVILLE | | | | | | | | | |
| | | | | | | | | | |
| COLMAR, PENNSYLVANIA (HATFIELD TOWNSHIP) COMMERCIAL | | | | | | | | | |
| Open | Colmar 271 Bethlehem Pike - Suite 201 | 2,650 sq ft | Office | Vacant (Penn Foundation) | \$5,137 | G/E | A | MSC (410) 963-3505 | |
| 30 Days Notice | Colmar 271 Bethlehem Pike - Suite 203 | 2,500 sq ft | Office | Red Knight | \$4,500 | G/E | O | MSC (410) 963-3505 | |
| Open | Colmar 271 Bethlehem Pike - Suite 206 | 426 sq ft | Office | Vacant (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 | |
| DELRAN, NJ COMMERCIAL | | | | | | | | | |
| Open | Phoenix Delran - 4037 Route 130 South -Pad | Pad | Office Retail Restaurant | Vacant | \$12,500 NNN | All | A | MSC (410) 963-3505 | |
| HIGHLAND PARK, NJ COMMERCIAL | | | | | | | | | |
| Open | Highland Park - 320 Raritan Avenue | Suite 202A 224 sq ft | Office | Vacant | \$850 | Included | A | Zimmel (732) 977-8431 | Window onto Street, HW, Waiting Room |
| Open | Highland Park - 320 Raritan Avenue | Suite 305B 243 sq ft | Office | Vacant | \$850 | Included | A | Zimmel (732) 977-8431 | Window onto Street, Waiting Room, HW |
| Open | Highland Park - 320 Raritan Avenue | Suite 306B 222 sq ft | Office | Vacant | \$625 | Included | A | Zimmel (732) 977-8431 | |

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|------|------------------------------------|-------------------------|----------------|--------------------------|-------|-----------|--------|--------------------------|-----------------------------------|
| Open | Highland Park - 320 Raritan Avenue | Suite 307D 235 sq ft | Office | Vacant | \$725 | Included | A | Zimmel (732) 977-8431 | Hardwood, Window to Hallway |
| Open | Highland Park - 320 Raritan Avenue | Suite 307E 282 sq ft | Office | Vacant | \$750 | Included | A | Zimmel (732) 977-8431 | Hardwood |
| Open | Highland Park - 320 Raritan Avenue | Suite 308 174 sq ft | Office | Vacant | \$650 | Included | A | Zimmel (732) 977-8431 | Vinyl Flooring, Wood Paneling |
| Open | Highland Park - 324 Raritan Avenue | Store #2 100 sq ft | Retail | Vacant (Betsy Arias) | \$795 | Included | A | Zimmel (732) 977-8431 | Storefront |
| Open | Highland Park - 324 Raritan Avenue | Suite 105 180 sq ft | Office | Vacant (Rev Exotics) | \$495 | Included | A | Zimmel (732) 977-8431 | Carpet |
| Open | Highland Park - 324 Raritan Avenue | Suite 113 169 sq ft | Office | Vacant (Randy Alston) | \$650 | Included | A | Zimmel (732) 977-8431 | Hardwood |
| Open | Highland Park - 324 Raritan Avenue | Suite 119 88 sq ft | Office | Vacant (Rashaun Page) | \$325 | Included | A | Zimmel (732) 977-8431 | Carpet |

HILLSBOROUGH, NJ COMMERCIAL

| | | | | | | | | | |
|----------------|--|-----------------------------|--------|----------------|---------|----------|---|------------------------|--------|
| 4/1 | Hillsborough - Carriage Farm, 2 Clerico Lane | B1 #205 | Office | Noble Mushroom | \$625 | Included | O | Eric (732) 603-9100 | |
| 7 Days Notice | Hillsborough - Carriage Farm, 2 Clerico Lane | B1 #208B | Office | Purple Pain | \$325 | Included | O | Eric (732) 603-9100 | |
| 30 Days Notice | Hillsborough - Carriage Farm, 2 Clerico Lane | B1 #217, 219 | Office | Moving Crew NJ | \$725 | Included | O | Eric (732) 603-9100 | |
| Open | Hillsborough - Carriage Farm, 2 Clerico Lane | B1 3rd Floor 2,197 sq ft | Office | Vacant | \$3,295 | Included | A | Eric (732) 603-9100 | Carpet |

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| 5/1 | Hillsborough - Carriage Farm, 2 Clerico Lane | B8A 2,100sf + Mezanine | Flex | NY Fashion | \$4,000 | G/E | O | Zimmel (732) 977-8431 | |

METUCHEN , NJ COMMERCIAL

| | | | | | | | | | |
|------|----------------------------|------------------|--------|---------------------|-------|---|---|---------------------|--|
| Open | Metuchen - 406 Main Street | #7 180 sq ft | Office | Vacant (Aly, Fatma) | \$625 | E | O | Eric (732) 603-9100 | |
| 4/1 | Metuchen - 406 Main Street | #9 210 sq ft | Office | New Personnel | \$795 | E | O | Eric (732) 603-9100 | |
| Open | Metuchen - 406 Main Street | #24 140 sq ft | Office | Vacant | \$575 | E | A | Eric (732) 603-9100 | |

MORRISTOWN , NJ COMMERCIAL

| | | | | | | | | | |
|------|--|----------------------------|-------------------|--------|-----------------|-----|---|--------------------------|--|
| Open | Morristown Mews - 14-24 Washington Street/17 Bank Street | 17 Bank Str 3,500 sq ft | Retail Restaurant | Vacant | \$37.50 psf NNN | G/E | A | Mike Elms (973) 960-1950 | |
|------|--|----------------------------|-------------------|--------|-----------------|-----|---|--------------------------|--|

OLD BRIDGE/MATAWAN, NJ COMMERCIAL

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|----------------|---|--------------|------------------------------|-----------------------|---------------|-----|---|-----------------------|--|
| 90 Days Notice | Matawan - Market Place II, 419 Route 34 | 6,300 sq ft | Retail Restaurant | Bury the Hatchet | \$20 psf NNN | G/E | O | Legacy (908) 770-0686 | |
| Open | Matawan - Market Place II, 419 Route 34 | 1,450 sq ft | Retail Hair Salon Restaurant | Vacant (Gurlie Locks) | \$23 psf NNN | G/E | A | Legacy (908) 770-0686 | |
| Open | Matawan - Market Place II, 419 Route 34 | 1,950 sq ft | Retail Hair Salon Restaurant | Vacant (Santiago) | \$23 psf NNN | G/E | A | Legacy (908) 770-0686 | |
| 30 Days Notice | Matawan - Market Place II, 419 Route 34 | 10,200 sq ft | Retail Restaurant | Retro Fitness | \$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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| QUAKERTOWN, PA COMMERCIAL | | | | | | | | | |
| 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 | |
| 30 Days Notice | Quakertown Country Square 238-240 Route 309 | 4,000 sq ft | Office Retail Restaurant | Crossfit Q | \$20 psf NNN | All | A | MSC (410) 963-3505 | |
| Open | Quakertown Country Square 238-240 Route 309 | 1,550 sq ft | Office Retail Restaurant | Vacant (Coffee +Tacos) | \$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 | |