

**Vacancy List for Affiliates of U.S. Real Estate Acquisitions, L.L.C.**  
**As of 1/14/25**

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 -

Date	Location	Unit / Space	Bedrooms / Use	Tenant	Rent	Utilities	Status	Broker	Notes
<b>NEW JERSEY RESIDENTIAL - METUCHEN / MORRISTOWN / SOMERVILLE</b>									
<b>COLMAR, PENNSYLVANIA (HATFIELD TOWNSHIP) COMMERCIAL</b>									
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	
<b>DELRAN, NJ COMMERCIAL</b>									
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 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 108 148 sq ft	Office	Vacant (Shlomo Cohen)	\$595	Included	A	Zimmel (732) 977-8431	Hardwood
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 114 227 sq ft	Office	Vacant (Talia Becker)	\$750	Included	A	Zimmel (732) 977-8431	Window, Carpet, Waiting Room
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**

Open	Hillsborough = Carriage Farm, 2 Clerico Lane	B1 #215 182 sq ft	Office	Vacant	\$625	Included	A	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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Open	Hillsborough = Carriage Farm, 2 Clerico Lane	B2 #200 411 sq ft	Office	Vacant	\$995	Included	A	Eric (732) 603-9100	
Open	Hillsborough - Carriage Farm, 2 Clerico Lane	B8A 2,400sf + Mezanine	Flex	Vacant (DJ Performance)	\$4,000	G/E	A	Zimmel (732) 977-8431	

**METUCHEN , NJ COMMERCIAL**

Open	Metuchen - 402 Main Street	B1 #205 182 sq ft	Office	Vacant (Crossroads)	\$525	E	A	Eric (732) 603-9100	
7 Days Notice	Metuchen - 406 Main Street	#24 140 sq ft	Office	Zero	\$575	E	O	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	
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**OLD BRIDGE/MATAWAN, NJ COMMERCIAL**

30 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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<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	
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	