

**Vacancy List for Affiliates of U.S. Real Estate Acquisitions, L.L.C.**  
**As of 10/7/21**

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 / MIDDLESEX COUNTY / METUCHEN / MORRISTOWN / SOMERVILLE</b> |   |              |                                    |                           |              |           |        |                          |       |
| <b>METUCHEN, MORRISTOWN &amp; SOMERVILLE, NJ COMMERCIAL</b>                           |   |              |                                    |                           |              |           |        |                          |       |
| 3/1   | Metuchen - 403 Main Street              | 1,900 sq ft  | Hair Salon<br>Retail<br>Restaurant | Hair Loft                 | \$28 PSF NNN | All       | O      | Eric<br>(732) 603-9100   |       |
| Open  | Metuchen - 26 Jersey Avenue             | 1,600 sq ft  | Office                             | Vacant<br>(Hartman)       | \$2,500      | G/E       | A      | Zimmel (732)<br>977-8431 |       |
| Open  | Metuchen - 160 Durham, Suite 101        | 850 sq ft    | Office<br>Retail                   | Vacant<br>(Clinic)        | \$19 PSF NNN | All       | A      | Zimmel (732)<br>977-8431 |       |
| Open  | Metuchen - 160 Durham, Suite 102        | 1,000 sq ft  | Dry Cleaner                        | Vacant<br>(Dry Cleaner)   | \$19 PSF NNN | All       | A      | Zimmel (732)<br>977-8431 |       |
| Open  | Metuchen - 160 Durham, Suite 104        | 1,000 sq ft  | Office<br>Retail                   | Vacant<br>(Travel Agency) | \$1,799      | All       | A      | Zimmel (732)<br>977-8431 |       |
| <b>OLD BRIDGE/MATAWAN, NJ COMMERCIAL</b>  |   |              |                                    |                           |              |           |        |                          |       |
| Open  | Matawan - Park Plaza 343-351 Route 34   | 3,600 sq ft  | Office<br>Retail<br>Restaurant     | Vacant<br>(Liquor Store)  | \$16 psf NNN | G/E       | A      | Legacy<br>(908) 770-0686 |       |
| 30 Days Notice  | Matawan - Park Plaza 343-351 Route 34   | 1,800 sq ft  | Laundromat                         | Laundromat                | \$3,100      | G/E       | O      | Legacy<br>(908) 770-0686 |       |
| 30 Days Notice  | Matawan - Park Plaza 343-351 Route 34   | 3,600 sq ft  | Office<br>Retail<br>Restaurant     | Furniture Store           | \$20 psf NNN | G/E       | O      | Legacy<br>(908) 770-0686 |       |
| Open  | Matawan - Market Place II, 419 Route 34 | 1,950 sq ft  | Office Retail<br>Restaurant        | Open (Vivint<br>Solar)    | \$15 psf NNN | G/E       | O      | Legacy<br>(908) 770-0686 |       |

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|------|---|--------------|-------------------------|-------------------|---------------|-----------|--------|-----------------------|-------|
| Open | Matawan - Market Place II, 419 Route 34 | 4,600 sq ft  | Retail Personal Service | Open (Hanesbrand) | \$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 |       |

**DELRAN, NJ COMMERCIAL**

|      |   |             |                          |        |                |     |   |                    |  |
|------|---|-------------|--------------------------|--------|----------------|-----|---|--------------------|--|
| Open | Phoenix Delran - 4037 Route 130 South - Lower Level | 1,872 sq ft | Gym                      | Vacant | \$9.50 psf NNN | All | A | 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 |  |

**QUAKERTOWN, PA COMMERCIAL**

|      |   |              |                          |                           |                           |     |   |                    |  |
|------|---|--------------|--------------------------|---------------------------|---------------------------|-----|---|--------------------|--|
| Open | Quakertown Country Square 238-240 Route 309 | 25,673 sq ft | Supermarket Other Retail | Vacant (Swann Pantry)     | \$12 psf NNN              | All | A | MSC (410) 963-3505 |  |
| Open | Quakertown Country Square 238-240 Route 308 | 9,000 sq ft  | Endcap (Divisible)       | Vacant (Gym/Credit Union) | \$20 psf NNN              | All | A | MSC (410) 963-3505 |  |
| 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 |  |
| 1/1  | Quakertown Country Square 238-240 Route 310 | 1,550 sq ft  | Office Retail Restaurant | Domino's Pizza            | \$20 psf NNN              | All | O | MSC (410) 963-3505 |  |
| Open | Quakertown Country Square 238-240 Route 309 | 2 Pad Sites  | Restaurant Retail        | Vacant                    | \$150K/Annum \$100K/Annum | All | A | MSC (410) 963-3505 |  |

**COLMAR/HATFIELD TOWNSHIP, PA COMMERCIAL**

|      |  |           |        |                  |       |   |   |                      |  |
|------|--|-----------|--------|------------------|-------|---|---|----------------------|--|
| Open | Colmar 271 Bethlehem Pike - 2nd Floor Suite #205 | 580 sq ft | Office | Vacant (Fit Out) | \$725 | E | A | Flynn (215) 499-5186 |  |
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| Open | Colmar<br>271 Bethlehem Pike - 2nd<br>Floor Suite #206 | 596 sq ft    | Office         | Vacant<br>(Fit Out)   | \$750   | E         | A      | Flynn (215)<br>499-5186     |       |
| Open | Colmar<br>271 Bethlehem Pike - 2nd<br>Floor Suite #207 | 552 sq ft    | Office         | Vacant<br>(Fit Out)   | \$695   | E         | A      | Flynn (215)<br>499-5186     |       |
| Open | Colmar<br>271 Bethlehem Pike - 2nd<br>Floor Suite #208 | 805 sq ft    | Office         | Vacant<br>(Fit Out)   | \$995   | E         | A      | Flynn (215)<br>499-5186     |       |
| Open | Colmar<br>271 Bethlehem Pike - 1st<br>Floor            | 650 sq ft    | Office         | Vacant<br>(Surveyor)  | \$995   | E         | O      | Flynn (215)<br>499-5186     |       |
| Open | Colmar<br>285 Bethlehem Pike - Suite<br>100            | 5,000 sq ft  | Office         | Vacant<br>(RedKnight) | \$6,250 | All       | A      | Flynn<br>(215) 499-<br>5186 |       |