



MIDTOWN PORTFOLIO

WINTER 2020-2021

MIDTOWN COMMERCIAL REALTY

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LICENSED REAL ESTATE BROKER

LANDLORD SERVICES



RETAIL

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Acme Shopping Center	Mahwah, NJ	110,249 sq. ft.	Acme, Dunkin Donuts, M&T Bank, Verizon	For Lease 13,000 sq. ft. divisible	Etan Tamam
Acme Shopping Center	Blairstown, NJ	69,000 sq. ft.	Acme Markets, Valley National Bank	For Lease 7,200 sq. ft. divisible	Etan Tamam
Acme Shopping Center	Woodcliff Lake, NJ	70,000 sq. ft.	Acme, Woodcliff Lake Liquors, Marco Polo	Call for Details	Carlo Caparruva
Vernon Valley Plaza	Vernon, NJ	92,646 sq. ft.	Acme, US Post Office	For Lease 12,400 sq. ft. multiple spaces	Cheryl Darmanin Lori Hascsak
King Plaza Shopping Center	Perth Amboy, NJ	200,000 sq. ft.	Supremo Supermarket, PNC Bank, DaVita	For Lease 3,500 sq. ft.	Etan Tamam
NJCU West Campus	Jersey City, NJ	150,000 sq. ft.	ShopRite	Crossroads Cos Development	Carlo Caparruva
223 Mountain Ave	Springfield, NJ	14,088 sq. ft.	Allstate, Keller Williams	For Lease 3,187 sq. ft. available divisible	Cheryl Darmanin Lori Hascsak
252 Madison Avenue	Perth Amboy, NJ	15,000 sq. ft.	Jesse's Salon, Medical, Dance School	For Lease 1,931 sq. ft. available	Etan Tamam
347 Maple Street	Perth Amboy, NJ	12,000 sq. ft.	All Star Academy	For Lease 5,000 sq. ft.	Etan Tamam
475 Smith Street	Perth Amboy, NJ	20,000 sq. ft.	New Construction	For Lease 9,000 sq. ft.	Etan Tamam
ETC Tower	Perth Amboy, NJ	75,500 sq. ft.	Retail space with Office and Residential above	For Lease 5,000 sq. ft.	Etan Tamam
175 Smith Street	Perth Amboy, NJ	48,000 sq. ft.	Sprint Wireless, Local Tenants, Apartments Above	For Lease 6,000 sq. Ft.	Etan Tamam
195 Smith Street	Perth Amboy, NJ	17,683 sq. ft.	Residential above Retail	For Lease 3,300 sq. ft. in 2 spaces	Etan Tamam
Acme Shopping Center	Wynnewood, PA	53,000 sq. ft.	Acme, Fedex	100% Leased	Carlo Caparruva
Acme Shopping Center	Ft Lee, NJ	40,000 sq. ft.	Acme, Valley National Bank	100% Leased	Carlo Caparruva
Acme Shopping Center	Jersey City, NJ	225,000 sq. ft.	Acme, Liquor Store	100% Leased	Carlo Caparruva
Acme Shopping Center	Ortley Beach, NJ	74,389 sq. ft.	Acme, Spirits Unlimited	For Lease 8,000 sq. ft.	Etan Tamam
Acme Shopping Center	Yorktown Heights , NY	40,000 sq. ft.	Acme, Satellite Tenants	100% Leased	Carlo Caparruva
Acme Shopping Center	New Canaan, CT	44,000 sq. ft.	Acme, Office Tenant	100% Leased	Carlo Caparruva
Plains Plaza	Morris Plains, NJ	20,000 sq. ft.	Jenny Craig, Rockaway Music, Rt 10 Location	For Lease/Ground Lease 10,000 sq. ft. Available. Redevelopment Opportunity	Etan Tamam
Smile Cleaners	Old Bridge, NJ	2,800 sq. ft.	Former Drop Store, 2 Levels 0.85 ac property, Hard Corner	For Sale	Dave Labush
Albertsons In Store Leasing	Nationwide	10,000,000+ sq. ft.	700+ locations in 33 States. In store space.	Call for Details	Carlo Caparruva Etan Tamam
Galaxy Mall Pharmacy	Guttenberg, NJ	100,000 sq. ft.	Pharmacy Condo For Sale or Lease	For Sale 6,000 sq. ft. available	Cheryl Darmanin Nicole James
Remax Select Office	Montclair, NJ	4,500 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Pine Brook, NJ	2,000 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva

Remax Select Office	Franklin Lakes, NJ	2,000 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Closter, NJ	3,500 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Restaurant For Sublease	Englewood, NJ	2,200 sq. ft.	Latin American Restaurant	Call for Details	Daniel Rosario Deborah Kramer
Salon For Sublease	Englewood, NJ	1,800 sq. ft.	Salon for Sale	Call for Details	Daniel Rosario Deborah Kramer
Remax Select Office	Ft Lee, NJ	3,000 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Parkland, FL	3,000 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Maplewood, NJ	2,500 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
1809 Bergenline Avenue	Union City, NJ	7,500 sq. ft.	Residential over Office / Retail	For Lease 900 sq. ft. available	Daniel Rosario Deborah Kramer
Palumbos Restaurant	Tinton Falls, NJ	14,000 sq. ft.	Restaurant and Catering, Can do 3 concepts, Liquor License Included	For Lease	Etan Tamman
22 East Front Street	Red Bank, NJ	5,000 sq. ft.	Italian Restaurant,, possible development	100% Leased	Carlo Caparruva
Tinton Falls Centre	Tinton Falls, NJ	78,000 sq. ft.	TD Bank, Rite Aid, Buy Rite	For Lease 3,600 sf	Etan Tamman
Dover Chester SC	Randolph, NJ	14,350 sq. ft.	US Post Office, Bakery, Deli	For Sale	Chery Darmanin Nicole James
Dover Chester SC	Randolph, NJ	14,350 sq. ft.	US Post Office, Bakery, Deli	For Lease 6,000 sq. ft. available	Chery Darmanin Nicole James
Sweet Basil Restaurant	Clark, NJ	5,300 sq. ft.	Restaurant with lower prep kitchen	100% Leased	David Labush
Laundromat	Asbury Park, NJ	2,000 sq. ft.	Net Leased Laundromat	100% Leased	Carlo Caparruva
Hearing Aid Services of Allegan	Allegan, MI	1,085 sq. ft.	Retail/Medical	For Sale	Chery Darmanin Nicole James
American Hearing Centers	Hackensack, NJ	1,750 sq. ft.	Retail/Office/Medical	For Sale	Chery Darmanin Nicole James
123 Newark Pompton Turnpike	Little Falls, NJ	2,500 sq. ft.	Bagel Bistro Grill Restaurant	For Sale	Cheryl Darmanin Ronna Scheckman
Restaurant Sublease	Rockaway, NJ	2,000 sq. ft.	Restaurant	Under Contract	Chery Darmanin Nicole James
222 North Livingston Ave	Livingston, NJ	2,500 sq. ft.	Assado Restaurant	For Sublease	Cheryl Darmanin
Laundromat	Long Branch, NJ	2,000 sq. ft.	Net Leased Laundromat	100% Leased	Carlo Caparruva
14 Wanaque Ave	Pompton Lakes, NJ	7,800 sq. ft.	North Jersey Chiropratic, Convenience Store	For Lease 1,600 sq. ft.	Etan Tamman
520-524 Central Avenue	Westfield, NJ	4,500 sq. ft.	Local Tenants	1,040 sq. ft.	David Labush
Remax Select Office	Paramus, NJ	3,000 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva

OFFICE/MEDICAL

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
161 Maplewood Ave	Maplewood, NJ	18,300 sq. ft.	Lower Level Office Incubator Space	For Lease 3,000 sq. ft. available	Carlo Caparruva
Remax Select Office	Westfield, NJ	2,300 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Corporate Office	Westfield, NJ	2,100 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
591 Franklin Ave	Nutley, NJ	2,500 sq. ft.	Medical Office	Under Contract	Cheryl Darmanin Ronna Scheckman
Medical Condo	Livingston, NJ	2,000 sq. ft.	Medical Office	For Lease 2,000 sq. ft. available	Cheryl Darmanin Ronna Scheckman

190 South Avenue	Cranford, NJ	1,100 sq. ft.	TC Graphics	100% Leased	David Labush
791 Route 10	Randolph, NJ	40,000 sq. ft.	Office Building	For Lease 10,000 sq. ft. available	Cheryl Darmanin Ronna Scheckman
Medical Office Condo	West Caldwell, NJ	2,000 sq. ft.	Office Building	Under Contract	Cheryl Darmanin Ronna Scheckman
Michigan Hearing Aid Center	Kalamazoo, MI	1,500 sq. ft.	Office Building	For Sale	Cheryl Darmanin Ronna Scheckman
Medical Office Sale / Redevelopment	Newark, NJ	2,000 sq. ft.	Office Building	For Sale	Cheryl Darmainin Nicole James
Redeveloped Office Building	Paterson, NJ	5,600 sq. ft.	Office Building	For Sale	Lori Hascsak Cheryl Darmanin
Lutz Hearing Aid Center	Ludington, MI	2,500 sq. ft.	Office Condominium	For Sale	Cheryl Darmanin Ronna Scheckman
FTG Commercial	Beaufort, SC	1,000 sq. ft.	Office	100% Leased	Beverly Taylor
American Hearing Centers	Point Pleasant, NJ	2,500 sq. ft.	Office Condominium	For Sale	Cheryl Darmainin Nicole James
Midtown RE Office	Raleigh, NC	1,000 sq. ft.	Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Tinton Falls, NJ	1,800 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Morristown, NJ	3,000 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Short Hills, NJ	2,300 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Pompton Plains, NJ	1,500 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
Remax Select Office	Rockaway, NJ	3,000 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
4001 Asbury Avenue	Tinton Falls, NJ	16,000 sq. ft.	Hackensack Meridian Health	100% Leased	Carlo Caparruva
Remax Select Office	Watchung, NJ	3,000 sq. ft.	Remax Real Estate Office	100% Leased	Carlo Caparruva
1 Madison Ave	Morristown, NJ	3,500 sq. ft.	Net Leased Office	100% Leased	Carlo Caparruva
342 Union Avenue	Rutherford, NJ	1,168 sq. ft.	Retail & Office – Additional floors may be added	For Sale	Carol Lopez-Karcz
Medical Building	North Brunswick, NJ	3,500 sq. ft.	1861 Route 130 - Newer Construction	For Lease	Dave Labush

EDUCATION

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
The Learning Experience	Tinton Falls, NJ	16,000 sq. ft.	Preschool Facility	100% Leased	Etan Tamam
Preschool Opportunity	Northern NJ	3,400 sq. ft.	Preschool Facility	For Sale	Lori Hascsak
Established Preschool	Northern NJ	2,500 sq. ft.	Preschool Facility	For Sale	Lori Hascsak
Charter School	Northern, NJ	50,000 sq. ft.	Turnkey Educational Facility	For Sale	Carlo Caparruva

INDUSTRIAL/AUTOMOTIVE

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Vertical Bridge Portfolio	Nationwide	748 Locations	Master Lease of Suburban Propane locations	For Development	Carlo Caparruva
Bruckner Boulevard	Bronx, NY	44,000 sq. ft.	Hotel, Supermarket, Industrial, Multifamily opoortunity	Sale, lease or JV	Carlo Caparruva Lori Hascsak
145 Patterson Ave	Little Falls, NJ	4,560 sq. ft.	Showroom and Industrial	Under Contract	Cheryl Darmain Ronna Scheckman

Vitos Auto Electric	Union, NJ	2,000 sq. ft.	Auto Electric Facility	For Sale	David Labush
Industrial Land	Somerset, NJ	4.5 Acres	Industrial Zone	For Development	David Labush
Automotive Facility	South Plainfield, NJ	4,000 sq. ft.	Automotive Repair Facility plus adjacent Residential property.	For Sale	David Labush
932 Market Street	Paterson, NJ	6,000 sq. ft.	Warehouse	6,000 sq. ft. available	Cheryl Darmainin Nicole James
Auto Repair	Newton, NJ	2,000 sq. ft.	Operating Auto Repair Facility	Under Contract	Cheryl Darmanin
Southern Boulevard	Bronx, NY	200,000 sq. ft.	Industrial uses	Lease/Ground Lease	Daniel Rosario
438 Elizabeth Ave	Linden, NJ	10,000 sq. ft.	Industrial/Lab	3,900 sf for Lease	Etan Tammam

MULTIFAMILY/MIXED USE

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Inwood Development	Maplewood, NJ	40,000 sq. ft.	Residential, Retail and Parking	In Development	Carlo Caparruva
65 Morris St	Morristown, NJ	15,000 sq. ft.	Apartments over Retail	100% Leased	Etan Tammam
22-26 Fairmount Avenue	Hackensack, NJ	9,600 sq. ft.	Apartments over Retail	For Sale	Carol Lopez-Karcz
Valley Rd	West Orange, NJ	0.5 Acres	Multifamily Land	Under Contract	Cheryl Darmanin Veronica McNeil
Multifamily	Union City, NJ	7,500 sq. ft.	Multifamily - 6 Units	For Sale	Daniel Rosario Deborah Kramer
Kinge George Rd	Fords, NJ	0.3 Acres	Multifamily Land	For Sale	Cheryl Darmanin Majken Zilik
Indie City Lofts	Atlanta, GA	20,000 sq. ft.	Office/Residential over Retail	For Sale	Beverly Taylor Carlo Caparruva
Route 527/537	Freehold Township, NJ	25 Acres	Retail, MXD Development	7 Acres Usable	David Labush

EQUITY OPPORTUNITIES

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Hotel Development with Major Flag	North Carolina	100+ Rooms	Major Market	JV - Investor Position or Sale	Carlo Caparruva
Senior Living /Memory Care Development	Southeastern US	200+ Units	Major Market	JV - Investor Position	Carlo Caparruva
Multifamily Development	Southeastern US Multiple Markets	100+ Units	Major Market	JV - Investor Position	Carlo Caparruva
Condominium Development	North Carolina	200+ Units	Oceanfront	JV - Investor Position	Carlo Caparruva
Mixed Use Development	Northern New Jersey	100+ Units plus Retail	Apartments over Retail	JV - Investor Position	Carlo Caparruva
Azure Development	Belize	200,000+	SFR, Retail, Restaurant, Condominiums	Investor Position	Cheryl Darmanin Nicole James
Residential Development	Northern New Jersey	60 Units	Single Family Homes	JV - Investor Position	Carlo Caparruva
Medical Development	Oklahoma City, OK	11+ Acres	Medical Uses / Long Term Care	Sale or JV Sponsor Position	Shawn Vyas Carlo Caparruva
Master Planned Development	Southeastern US	6 Blocks of 200 Units	Multifamily, Senior Living, Medical Office, Assisted Living	Sale/Sponsor or Investor	Carlo Caparruva

RESIDENTIAL INVESTMENTS

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Orange NJ Mixed Portfolio	Orange, NJ	158 Properties	MXD / Multifamily / Single Family / Retail	For Sale	Carlo Caparruva

Azure Condominium Development	Belize	100+ Units	Beachfront Condominimums	For Sale	Cheryl Darmanin Nicole James
Azure SFR Development	Belize	100 Properties	Single Family Homes	For Sale	Cheryl Darmanin Nicole James

LIQUIDATIONS

Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
West Orange	NJ	20,000 sq. ft.	Office Use	Active	Carlo Caparruva F&J Associates

BUSINESSES FOR SALE











Property	City / State	Sq. Ft.	Notable Tenants	Status	Contact
Restaurant For Sale	Ft. Lee, NJ	2,300 sq. ft.	Latin American Restaurant	Call for Details	Daniel Rosario Deborah Kramer
Restaurant For Sale	Englewood, NJ	2,200 sq. ft.	Latin American Restaurant	Call for Details	Daniel Rosario Deborah Kramer
Salon For Sale	Englewood, NJ	1,800 sq. ft.	Salon for Sale	Call for Details	Daniel Rosario Deborah Kramer
222 North Livingston Ave	Livingston, NJ	2,500 sq. ft.	Assado Restaurant	For Sale	Cheryl Darmanin





REPRESENTATION SERVICES

TENANT REPRESENTATION

Tenant	Location	Sq. Ft./Acreage	Use/Market Description	Delivery	Contact
	NJ, NY, PA, FL, OK, CA, NC, SC, GA, TN, TX, LA	1,500 - 2,500 sq. ft.	Established Residential Market; Freestanding or Inline.	Sale or Lease; Will also acquire franchise.	Carlo Caparruva
	Northern New Jersey	900 - 1,500 sq. ft.	Established Retail Markets. Freestanding / Inline / Kiosk	Sale or Lease; Will also acquire franchise.	Carlo Caparruva
	New Jersey & Selected Markets	900 - 1,500 sq. ft.	Established Retail Markets; Freestanding / Inline / Kiosk	Sale or Lease	Cheryl Darmanin Carlo Caparruva
Childcare Real Estate Developer	NJ, NY, CT	1-2 acres or existing	Established Residential Market. Land or Existing. Will also acquire existing Childcare Centers with Real Estate.	Sale/Development Redevelopment	Lori Hascsak Carlo Caparruva
	NJ, NY, PA, FL, OK, CA	1,500 sq. ft.	Facilities Management Company, Established Residential Market, Freestanding or Inline	Sale or Lease	Carlo Caparruva
	NJ	Freestanding	Near Interstates; Hydrogen Fueling Station, Freestanding	Lease	Carlo Caparruva
Laundromat Operator	Eastern United States	1,500-4,500 sq. ft.	Established Markets, Real Estate needs to be included.	Sale Only	Carlo Caparruva
	NJ	20,000 sq. ft.	Industrial - Light Manufacturing and Distribution	Sale Only	Carlo Caparruva
	NJ, TX	75,000-100,000 sq. ft.	Industrial - Automotive Part Distribution	Lease	Daniel Rosario Etan Tammam Carlo Caparruva
	NJ	60,000 sq. ft.	Retail	Sale/Lease/Ground Lease/Development	Carlo Caparruva

	NJ	8,000-15,000 sq. ft.	Retail	Sale or Lease	Carlo Caparruva
	NJ, PA, NY, CT, MD	45,000-60,000 sq. ft.	Retail	Sale/Lease/Ground Lease/Development	Carlo Caparruva Etan Tammam
	NY, NJ, FL	18,000-45,000 sq. ft.	Retail	Lease	Carlo Caparruva
Preschool Operator	Northern New Jersey	2,000-3,500 sq. ft.	Urban/Suburban, needs a play area or proximity to a park.	Lease	Lori Hascsak
	Northern New Jersey	1,400-2,500 sq. ft.	Suburban Market, Shopping Centers, Former Pizzerias and Restaurants.	Sale or Lease	Carlo Caparruva
	NJ, NY, NC, SC, GA, DE, PA, WI, MN, CA, OK, TX, AZ, NV	850-1,500 sq. ft.	Security Company; Office, Mixed Use or Flex	Sale or Lease	Carlo Caparruva
South Asian Grocer	Northern New Jersey	6,000 sq. ft.	Independent South Asian Grocer. Route 10 Corridor.	Lease	Etan Tammam
Automotive Warehousing	Northern New Jersey	20,000 sq. ft.	For purchase only; 18-20' clear 2 TB, 1 DT min 400 amp service.	Sale Only	Carlo Caparruva Lori Hascsak
	NY Tri State Area, FL	5+ acres	Automotive Development	Sale/Ground Lease/Development	Carlo Caparruva Lori Hascsak
	New Jersey & Selected Markets	7+ Acres	Bottling, Distribution and Vineyard. Land Preferred	Sale	Daniel Rosario
	Select US Markets	5,000-10,000 SF Industrial	Food Manufacturing; Clean Space Inline or Freestanding	Sale or Lease	Carlo Caparruva
	Select US Markets	In Store Kiosk	Alcohol Ice Cream Product - Major Retailer Placement	Lease/License	Carlo Caparruva
	New Jersey	2,000 sF Retail	Inline, Grocery Anchored Preferred	Lease	Etan Tammam

	New Jersey	2,000 SF Flex	Inline	Lease	Etan Tammam
	New Jersey	15,000 SF Tech	Office	Lease	Etan Tammam
Senior Living Operator	NJ, PA	100+ Units	Multiple Unit Senior Living Operator; Memory Care/Assisted Living/55+/Workforce Income	Sale/Lease/Ground Lease/Development/Operations	Etan Tammam