

15-17 Joyce St



Retail - Saugus/Lynn Submarket
Lynn, MA 01902

15,000 SF GLA 0.88 AC Lot 2017 Built 8,000 Available SF 8,000 Max Contig SF \$20 - 24 CoStar Est. Retail Rent

Building

Type	2 Star Retail		
Location	Suburban		
GLA	15,000 SF	Year Built	2017
Stories	1	Constr Start	Feb 2017
Typical Floor	15,000 SF		
Class	B		
Construction	Masonry		
CoStar Est. Rent	\$20 - 24/SF (Retail) [?]		
Frontage	176' on Joyce		
Taxes	\$2.33/SF (2021)		
Opportunity Zone	Yes [?]		
Walk Score®	Walker's Paradise (94)		
Transit Score®	Some Transit (48)		
Parking Ratio	1.80/1,000 SF		

Parking Type	Spaces
Surface	27

Land

Land Acres	0.88 AC	Land SF	38,333 SF
Bldg FAR	0.39		
Zoning	CBD		
Parcel	LYNN-000083-000612-000039		

Tenants

Name	SF Occupied
Dollar Tree	9,000

Source: CoStar Research

About the Owner

CFI Projects

450-B Paradise Rd, Suite 458
Swampscott, MA 01907
United States
(617) 592-1753 (p)
Since Mar 23, 2018

Public Transportation

Commuter Rail	Drive	Walk	Distance
Lynn Commuter Rail (Newburyport/Rock...)	3 min	13 min	0.7 mi
Swampscott Commuter Rail (Newburypo...)	4 min		1.5 mi

Airport	Drive	Walk	Distance
Logan International Airport	17 min		9.6 mi

For Lease

Smallest Space	8,000 SF	Retail Avail	8,000 SF
Max Contiguous	8,000 SF		
# of Spaces	1		
Vacant	8,000 SF		
% Leased	46.7%		
Rent	Withheld - CoStar Est. Rent \$20 - 24 (Retail) [?]		

Space

Floor	Available	Use	Rent	Services
P 1st	8,000 SF	Retail	Withheld	-

Leasing Highlights

- Adjacent to a successful Walgreens
- 30+ on-site parking spaces included, a rare opportunity in an urban environment
- Co-tenancy with Massachusetts' newest Dollar Tree

Market Conditions

Vacancy Rates [?]	Current	YOY Change
Subject Property	53.3%	↔ 0.0%
Submarket 1-3 Star	2.5%	↓ -0.1%
Market Overall	2.8%	↓ -0.2%

Market Rent Per Area [?]	Current	YOY Change
Submarket 1-3 Star	\$21.50/SF	↓ -2.2%
Market Overall	\$23.77/SF	↓ -3.0%

Submarket Leasing Activity [?]	Current	YOY Change
12 Mo. Leased	66,688 SF	↑ 21.7%
Months on Market	13.5	↑ 6.4 mo

Submarket Sales Activity [?]	Current	Prev Year
12 Mo. Sales Volume	\$81.41M	\$15.75M
Market Sale Price Per Area	\$240/SF	\$232/SF

Property Contacts

True Owner	CFI Projects
Recorded Owner	Joyce Street Llc
Owner Type	Other/Unknown-Instl
Primary Leasing	CBRE

Demographics

	1 mile	3 miles
Population	51,636	128,080
Households	19,665	48,444
Median Age	35.60	38.30
Median HH Income	\$47,358	\$71,487
Daytime Employees	15,825	37,090
Population Growth '21 - '26	↑ 1.16%	↑ 1.56%
Household Growth '21 - '26	↑ 1.25%	↑ 1.63%

Location

Zip	01902
Submarket	Saugus/Lynn
Submarket Cluster	Route 128 North
Location Type	Suburban
Market	Boston
County	Essex
State	Massachusetts
CBSA	Boston-Cambridge-Newton, MA-NH
DMA	Boston (Manchester), MA-NH-VT
Country	United States

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Lewis St	Kenwood Ter W	16,594	2018	0.58 mi
Ocean Street	Eastern Ave E	11,750	2020	1.02 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	1.02 mi
Ocean St	Metropolitan Park St...	10,659	2018	1.04 mi
Ocean St	Metropolitan Park St...	10,913	2020	1.04 mi
Humphrey St	Kings Beach Ter E	3,949	2018	1.05 mi
Metropolitan Park St	Ocean St SW	17,017	2018	1.07 mi
Redington Street	King St NE	1,750	2020	1.44 mi
Redington St	Sheridan Rd NE	2,094	2018	1.47 mi
Redington St	Sheridan Rd NE	1,620	2017	1.47 mi

Made with TrafficMetrix® Products

Documents

Property

 Lynn, MA - 15-17 Joyce Street

Assessment

2021 Assessment

Improvements	\$883,700	\$23.16/SF
Land	\$514,200	\$13.48/SF
Total Value	\$1,397,900	\$36.64/SF

Property ID: 10314374

Images



Primary Photo



Building Photo



Building Photo



Building Photo



Lynn, MA - 15-17 Joyce Street



15-17 Joyce Street