

Property Summary Report

32-36 Market St

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Subtype:	Storefront Retail/R...
Tenancy:	Multiple
Year Built:	1840; Renov 2018
GLA:	9,044 SF
Floors:	3
Typical Floor:	3,426 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.30 AC
Zoning:	CBD

EXPENSES PER SF

Taxes:	\$0.82 (2019)
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PARCEL

LYNN-000068-000635-000010

LEASING

Available Spaces: 2,600 SF Available in 1 Space

Availability: 28.7% Available; 28.7% Vacant

Leasing Company: Bibby Real Estate Corporation

Contacts: Christopher J. Bibby (781) 596-0400

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,600	2,600	2,600	\$20.00/NNN	Vacant	3 Yrs

Bibby Real Estate Corporation - Christopher J. Bibby (781) 596-0400

TRAFFIC & FRONTAGE

Traffic Volume: 16,594 on Lewis St & Kenwood Ter (2018)

17,017 on Metropolitan Park St & Ocean St (2018)

Frontage: 55' on Market St

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TRANSPORTATION

Commuter Rail: 2 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)

Airport: 16 minute drive to Logan International Airport

Walk Score ®: Walker's Paradise (96)

Transit Score ®: Some Transit (49)

PROPERTY CONTACTS

True Owner: **Saratoga Street Properties**

Recorded Owner: **Saratoga Street Properties**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	28.7%	↔ 0.0%
Submarket 2-4 Star	3.2%	↓ -0.3%
Market Overall	2.9%	↔ 0.0%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	53,424	↓ 11.2%
Months On Market	15.9	↑ 8.7 mo

NNN Asking Rents Per SF	Current	YOY
Current Building	\$20.00	↔ 0.0%
Submarket 2-4 Star	\$23.75	↑ 1.5%
Market Overall	\$25.33	↑ 1.0%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$24.9	↓ -65.2%
12 Mo. Price Per SF	\$225	↑ 2.3%

