

395 Lynnway



Harbor Marketplace Outparcel
Freestanding Retail -
Saugus/Lynn Submarket
Lynn, MA 01901

9,244 SF GLA 2.61 AC Lot 1900 Built 2,193 Available SF 2,193 Max Contig SF \$22 - 26 CoStar Est. Retail Rent

Building

Type	4 Star Retail Freestanding		
Center	Harbor Marketplace Outparcel		
Location	Suburban		
GLA	9,244 SF	Year Built	1900
Stories	1		
Typical Floor Class	9,244 SF B		
CoStar Est. Rent	\$22 - 26/SF (Retail) [?]		
Frontage	374' on Lynnway		
Taxes	\$15.60/SF (2020)		
Opportunity Zone	Yes [?]		
Walk Score [®]	Very Walkable (83)		
Transit Score [®]	Some Transit (47)		

Land

Land Acres	2.61 AC	Land SF	113,692 SF
Bldg FAR	0.08		
Zoning	HI		
Parcel	LYNN-000051-000747-000017		

Tenants

Name	SF Occupied
Price Rite	-

Source: CoStar Research

About the Owner

CFI Projects

450-B Paradise Rd, Suite 458
Swampscott, MA 01907
United States
(617) 592-1753 (p)
Since Feb 26, 2019

Building Notes

Harbor Place is anchored by a high-volume PriceRite

Located with direct, signalized access on Route 1A with 43,000 vehicles per day passing by the center

Off-street parking lot allows for easy customer access

The center services the extremely dense population of approximately 120,000 people within three miles

Location

Zip	01901
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

For Lease

Smallest Space	2,193 SF	Retail Avail	2,193 SF
Max Contiguous	2,193 SF		
# of Spaces	1		
Vacant	2,193 SF		
% Leased	76.3%		
Rent	Withheld - CoStar Est. Rent \$22 - 26 (Retail) [?]		

Space

Floor	Available	Use	Rent	Services
P 1st	2,193 SF	Retail	Withheld	-

Leasing Highlights

- Off-street parking lot allows for easy customer access
- Location has direct, signalized access to Route 1A

Leasing Activity

Sign D...	Leased	Use	Rent	Services	Rent Ty...
Feb 2020	4,765 SF	Retail	-	-	-
Sep 2019	1,503 SF	Retail	-	-	-
Apr 2017	3,697 SF	Retail	-	-	-

Market Conditions

Vacancy Rates [?]	Current	YOY Change
Subject Property	23.7%	↔ 0.0%
Submarket 3-5 Star	3.8%	↔ -0.0%
Market Overall	2.8%	↓ -0.2%

Market Rent Per Area [?]

Submarket 3-5 Star	\$23.10/SF	↓	-3.2%
Market Overall	\$23.77/SF	↓	-3.0%

Submarket Leasing Activity [?]

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	395 Lynnway Llc
Owner Type	Other/Unknown-Instl
Primary Leasing	CBRE

Demographics

	1 mile	3 miles
Population	34,166	122,539
Households	13,120	46,385
Median Age	35.10	38.20
Median HH Income	\$41,190	\$69,419
Daytime Employees	14,202	34,370
Population Growth '21 - '26	↑ 1.37%	↑ 1.34%
Household Growth '21 - '26	↑ 1.46%	↑ 1.40%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
General Edwards Brg	Lynnway N	41,750	2018	1.18 mi
Lewis St	Kenwood Ter W	16,594	2018	1.20 mi
Western Ave	Salem Tpke SW	22,391	2018	1.44 mi
Ballard St	Salem Tpke SE	10,445	2018	1.63 mi
Ocean Street	Eastern Ave E	11,750	2020	1.65 mi
Ocean St	Metropolitan Park St...	10,659	2018	1.66 mi
Ocean St	Metropolitan Park St...	10,913	2020	1.66 mi
Eastern Ave	Oceanside Ter NW	12,455	2018	1.67 mi
Humphrey St	Kings Beach Ter E	3,949	2018	1.69 mi
Metropolitan Park St	Ocean St SW	17,017	2018	1.70 mi

Made with TrafficMetrix® Products

Documents

Property

 Lynn, MA - Harbor Place

Assessment

2021 Assessment

Improvements	\$3,270,000	\$28.74/SF
Land	\$2,347,400	\$20.63/SF
Total Value	\$5,617,400	\$49.37/SF

Property ID: 9879066

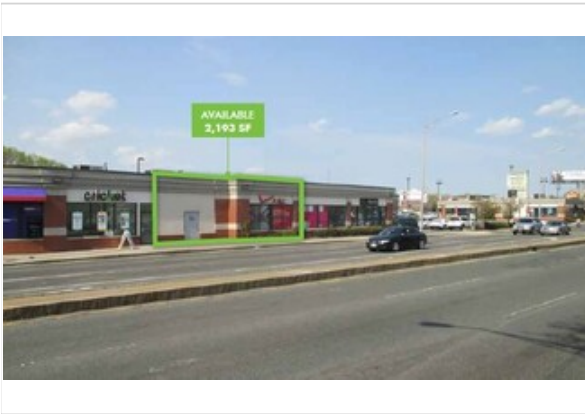
Images



Primary Photo



Building Photo



395 Lynnway - CoStar Cover Photo