

# 465 Washington St



Storefront Retail - Saugus/Lynn  
Submarket  
Lynn, MA 01901

**3,200** SF GLA  
**0.22** AC Lot  
**1911 / 1993** Built / Renov

**3,200** Available SF  
**3,200** Max Contig SF  
**\$13 - 16** CoStar Est. Retail Rent

## Building

|                     |                          |            |      |
|---------------------|--------------------------|------------|------|
| Type                | 2 Star Retail Storefront |            |      |
| Location            | Suburban                 |            |      |
| GLA                 | 3,200 SF                 | Year Built | 1911 |
| Stories             | 2                        | Year Renov | 1993 |
| Typical Floor Class | 2,888 SF<br>C            |            |      |

CoStar Est. Rent **\$13 - 16/SF (Retail)** <sup>?</sup>

Taxes **\$3.85/SF (2021)**

Opportunity Zone **Yes** <sup>?</sup>

Walk Score® **Walker's Paradise (96)**

Transit Score® **Some Transit (49)**

## Land

|            |         |         |          |
|------------|---------|---------|----------|
| Land Acres | 0.22 AC | Land SF | 9,583 SF |
| Bldg FAR   | 0.33    |         |          |

Zoning **CBD**  
Parcel **LYNN-000068-000628-000023**

## Public Transportation

| Commuter Rail                            | Drive | Walk  | Distance |
|--|-------|-------|----------|
| Lynn Commuter Rail (Newburyport/Rock...) | 1 min | 4 min | 0.2 mi   |
| Swampscott Commuter Rail (Newburypo...)  | 5 min |       | 1.9 mi   |

  

| Airport                     | Drive  | Walk | Distance |
|-----------------------------|--------|------|----------|
| Logan International Airport | 16 min |      | 9.1 mi   |

## 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 | 3,200 SF  | Retail Avail | 3,200 SF |
| Max Contiguous | 3,200 SF  |              |          |
| # of Spaces    | 1   |              |          |
| Vacant         | 0 SF  |              |          |
| % Leased       | 100.0%  |              |          |
| Rent           | Withheld - CoStar Est. Rent \$13 - 16 (Retail) <sup>?</sup> |              |          |
| CAM            | Withheld  |              |          |

## Space

| Floor | Available | Use    | Rent     | Services |
|-------|-----------|--------|----------|----------|
| P 1st | 3,200 SF  | Retail | Withheld | -        |

## Market Conditions

| Vacancy Rates <sup>?</sup> | Current | YOY Change |
|----------------------------|---------|------------|
| Subject Property           | 0.0%    | ↓ -100.0%  |
| Submarket 1-3 Star         | 2.5%    | ↓ -0.1%    |
| Market Overall             | 2.8%    | ↓ -0.2%    |

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

| Submarket Leasing Activity <sup>?</sup> | Current   | YOY Change |
|---|-----------|------------|
| 12 Mo. Leased                           | 66,688 SF | ↑ 21.7%    |
| Months on Market                        | 13.5      | ↑ 6.4 mo   |

| Submarket Sales Activity <sup>?</sup> | Current  | Prev Year |
|---------------------------------------|----------|-----------|
| 12 Mo. Sales Volume                   | \$81.41M | \$15.75M  |
| Market Sale Price Per Area            | \$240/SF | \$232/SF  |

## Property Contacts

Recorded Owner **Cnc Dev Llc**  
Primary Leasing **Drumlin Group Inc**

## Demographics

|                             | 1 mile   | 3 miles  |
|-----------------------------|----------|----------|
| Population                  | 47,042   | 125,558  |
| Households                  | 17,689   | 47,581   |
| Median Age                  | 35       | 38.30    |
| Median HH Income            | \$44,046 | \$70,609 |
| Daytime Employees           | 15,784   | 35,309   |
| Population Growth '21 - '26 | ↑ 1.29%  | ↑ 1.50%  |
| Household Growth '21 - '26  | ↑ 1.36%  | ↑ 1.57%  |

## Traffic

| Collection Street    | Cross Street            | Traffic Vol | Last Mea... | Distance |
|----------------------|-------------------------|-------------|-------------|----------|
| Lewis St             | Kenwood Ter W           | 16,594      | 2018        | 0.77 mi  |
| Ocean Street         | Eastern Ave E           | 11,750      | 2020        | 1.24 mi  |
| Eastern Ave          | Oceanside Ter NW        | 12,455      | 2018        | 1.25 mi  |
| Ocean St             | Metropolitan Park St... | 10,659      | 2018        | 1.25 mi  |
| Ocean St             | Metropolitan Park St... | 10,913      | 2020        | 1.26 mi  |
| Humphrey St          | Kings Beach Ter E       | 3,949       | 2018        | 1.27 mi  |
| Metropolitan Park St | Ocean St SW             | 17,017      | 2018        | 1.29 mi  |
| Redington Street     | King St NE              | 1,750       | 2020        | 1.67 mi  |
| General Edwards Brg  | Lynnway N               | 41,750      | 2018        | 1.70 mi  |
| Redington St         | Sheridan Rd NE          | 1,620       | 2017        | 1.71 mi  |

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**Assessment**

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2021 Assessment

|              |                  |                   |
|--------------|------------------|-------------------|
| Improvements | \$262,300        | \$27.37/SF        |
| Land         | \$229,900        | \$23.99/SF        |
| Total Value  | <u>\$492,200</u> | <u>\$51.36/SF</u> |

Property ID: 11537529

Images

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IMG\_4890



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