

Property Summary Report

522 Chestnut St

Lynn, MA 01904 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1920
GLA:	8,100 SF
Floors:	1
Typical Floor:	8,100 SF

LAND

Land Area:	0.63 AC
Zoning:	retail

EXPENSES PER SF

Taxes:	\$2.59 (2019)
--------	---------------

PARCEL

LYNN-000085-000251-000010

KEY TENANTS

Cesar Cargo Express	2,000 SF	Party Specialist, The	500 SF
Savings Store	500 SF	Ysaura Beauty Salon	500 SF

LEASING

Available Spaces: 1,300 SF Available in 1 Space

Availability: 16.0% Available; 16.0% Vacant

Leasing Company: Maloney Properties INC

Contacts: Paul Cakounes (781) 605-8520

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Off/Ret	Direct	1,300	1,300	1,300	\$20.30/+UTIL	Vacant	1 Year

Maloney Properties INC - Paul Cakounes (781) 605-8520

TRAFFIC & FRONTAGE

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

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

Frontage: 155' on Chestnut

Made with TrafficMetrix® Products



Property Summary Report

522 Chestnut St

Lynn, MA 01904 - Saugus/Lynn Submarket



TRANSPORTATION

Parking:	Ratio of 5.55/1,000 SF
Commuter Rail:	4 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport:	18 minute drive to Logan International Airport
Walk Score ®:	Very Walkable (77)
Transit Score ®:	Some Transit (36)

PROPERTY CONTACTS

True Owner:	E & J Chestnut St	Recorded Owner:	E & J Chestnut St
-------------	------------------------------	-----------------	------------------------------

MARKET CONDITIONS

Vacancy Rates	Current	YOY	NNN Asking Rents Per SF	Current	YOY
Current Building	16.0%	▲ 16.0%	Submarket 1-3 Star	\$22.57	▲ 1.9%
Submarket 1-3 Star	2.4%	▼ -0.4%	Market Overall	\$25.33	▲ 1.0%
Market Overall	2.9%	↔ 0.0%			

Submarket Leasing Activity	Current	YOY	Submarket Sales Activity	Current	YOY
12 Mo. Leased SF	53,424	▼ 11.2%	12 Mo. Sales Volume (Mil.)	\$24.9	▼ -65.2%
Months On Market	15.9	▲ 8.7 mo	12 Mo. Price Per SF	\$225	▲ 2.3%

