

# Property Summary Report

625 Boston St



Lynn, MA 01905 - Saugus/Lynn Submarket



## BUILDING

Type	3 Star Retail Storefront
Tenancy	Multi
Year Built	1980
GLA	3,559 SF
Stories	1
Typical Floor	3,559 SF
Construction	Steel

## LAND

Land Acres	0.27 AC
Zoning	R2

## EXPENSES

Taxes	\$4.43/SF (2021)
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## PARCEL

## FOR LEASE

Smallest Space	800 SF	Office/Ret Avail	800 SF
Max Contiguous	800 SF		
# of Spaces	1		
Vacant	800 SF		
% Leased	77.5%		
Rent	\$27.00		
Service Type	Full Service Gross		

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Off/Ret	Direct	800	800	800	\$27.00/FS	Vacant	Negotiable

Barry Realty Group

## SALE

Sold Price	\$550,000 (\$154.54/SF)
Date	Feb 2021

## TRAFFIC & FRONTAGE

Traffic Volume	22,391 on Western Ave & Salem Tpke SW (2018)
	41,750 on General Edwards Brg & Lynnway N (2018)

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### TRANSPORTATION

Commuter Rail	5 min drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport	17 min drive to Logan International Airport
Walk Score®	Somewhat Walkable (68)
Transit Score®	Some Transit (44)

### PROPERTY CONTACTS

Primary Leasing Company	 Barry Realty Group 119R Foster St Peabody, MA 01960 (781) 246-7535 (p)	True Owner	 7-Eleven, Inc. 3200 Hackberry Rd Irving, TX 75063 (972) 828-0711 (p) (214) 841-6799 (f)
Recorded Owner	 7-11 Inc 3200 Hackberry Rd Irving, TX 75063 (972) 828-0711 (p)	Previous True Owner	 7-Eleven, Inc. 3200 Hackberry Rd Irving, TX 75063 (972) 828-0711 (p) (214) 841-6799 (f)