

Lease Availability Report

15-17 Joyce St

Lynn, MA 01902 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Year Built:	2017
GLA:	15,000 SF
Floors:	1
Typical Floor:	15,000 SF

AVAILABILITY

Min Divisible:	8,000 SF
Max Contig:	8,000 SF
Total Available:	8,000 SF
Asking Rent:	Withheld

EXPENSES

Taxes:	\$2.23 (2022)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	8,000	8,000	8,000	Withheld	Vacant	Negotiable

CBRE - Rob Robledo (617) 912-6869, Ryan Minihan (860) 202-9297, Josh Kulak (617) 912-6835

LEASING COMPANY

Company:	CBRE
Contacts:	Ryan Minihan (860) 202-9297, Rob Robledo (617) 912-6869, Josh Kulak (617) 912-6835

KEY TENANTS

Dollar Tree	9,000 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	39,948 on Broad St & Market St (2022)
	23,919 on Lynn Shore Dr & Ocean Ter (2022)
Frontage:	176' on Joyce

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	27 Surface Spaces are available; Ratio of 1.80/1,000 SF
Commuter Rail:	3 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport:	17 minute drive to Logan International Airport
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Some Transit (46)



Property Summary Report

15-17 Joyce St



Lynn, MA 01902 - Saugus/Lynn Submarket



BUILDING

Type	2 Star Retail
Year Built	2017
GLA	15,000 SF
Stories	1
Typical Floor	15,000 SF
Construction	Masonry

LAND

Land Acres	0.88 AC
Zoning	CBD
Parcels	LYNN-000083-000612-000039

EXPENSES

Taxes	\$2.23/SF (2022)
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TENANTS

Dollar Tree	9,000 SF
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FOR LEASE

Smallest Space	8,000 SF	Retail Avail	8,000 SF
Max Contiguous	8,000 SF		
# of Spaces	1		
Vacant	8,000 SF		
% Leased	46.7%		
Rent	Withheld - CoStar Est. Rent \$22 - 27 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	8,000	8,000	8,000	Withheld	Vacant	Negotiable

Property Summary Report

15-17 Joyce St



Lynn, MA 01902 - Saugus/Lynn Submarket

TRAFFIC & FRONTAGE

Traffic Volume	39,948 on Broad St & Market St NE (2022)
	23,919 on Lynn Shore Dr & Ocean Ter SW (2022)
Frontage	176' on Joyce

Made with TrafficMetrix® Products

TRANSPORTATION

Parking	27 available (Surface);Ratio of 1.80/1,000 SF
Commuter Rail	3 min drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport	17 min drive to Logan International Airport
Walk Score®	Walker's Paradise (92)
Transit Score®	Some Transit (46)

PROPERTY CONTACTS

True Owner	CFI Projects 450-B Paradise Rd Swampscott, MA 01907 (617) 592-1753 (p)
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Recorded Owner	Joyce Street Llc
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Space Availability with Photo Report



15-17 Joyce St
Retail - Saugus/Lynn Submarket
Lynn, MA 01902



15,000
SF GLA

0.88
AC Lot

2017
Built

8,000
Max Contig SF

8,000
Available SF

\$22 - 27
CoStar Est. Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail-able	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Com-pany
P 1st		15-17 Joyce St	Retail	Direct	8,000	8,000	8,000	Withheld	Available	Vacant	Negotiable	CBRE

No Floor Plans Found For Report

