

Lease Availability Report

395 Lynnway

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Year Built:	1900
GLA:	9,244 SF
Floors:	1
Typical Floor:	9,244 SF

AVAILABILITY

Min Divisible:	2,193 SF
Max Contig:	2,193 SF
Total Available:	2,193 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,193	2,193	2,193	Withheld	Vacant	Negotiable

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

TRAFFIC & FRONTAGE

Traffic Volume:	39,948 on Broad St & Market St (2022)
	41,490 on General Edwards Brg & Lynnway (2022)
Frontage:	374' on Lynnway

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	Ratio of 0.00/1,000 SF
Walk Score ®:	Very Walkable (82)
Transit Score ®:	Some Transit (45)

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



Property Summary Report

395 Lynnway



Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type	4 Star Retail Freestanding
Year Built	1900
GLA	9,244 SF
Stories	1
Typical Floor	9,244 SF

LAND

Land Acres	2.61 AC
Zoning	HI
Parcels	LYNN-000051-000747-000017

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 \$25 - 30 (Retail)		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,193	2,193	2,193	Withheld	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume	39,948 on Broad St & Market St NE (2022) 41,490 on General Edwards Brg & Lynnway N (2022)
Frontage	374' on Lynnway

Made with TrafficMetrix® Products

TRANSPORTATION

Walk Score®	Very Walkable (82)
Transit Score®	Some Transit (45)

PROPERTY CONTACTS

True Owner	CFI Projects 450-B Paradise Rd Swampscott, MA 01907 (617) 592-1753 (p)	Recorded Owner	395 Lynnway Llc
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Property Summary Report

395 Lynnway



Lynn, MA 01901 - Saugus/Lynn Submarket

BUILDING NOTES

Harbor Place is anchored by a high-volume PriceRite

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Off-street parking lot allows for easy customer access

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Space Availability with Photo Report



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
Max Contig SF

2,193
Available SF

\$25 - 30
CoStar Est. Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Avail-able	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Com-pany
P 1st		395 Lynnway	Retail	Direct	2,193	2,193	2,193	Withheld	Available	Vacant	Negotiable	CBRE

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

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No Floor Plans Found For Report