

Lease Availability Report

414 Broadway

Lynn, MA 01904 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Tenancy:	Single
Year Built:	1955
GLA:	2,806 SF
Floors:	1
Typical Floor:	4,978 SF

AVAILABILITY

Min Divisible:	2,645 SF
Max Contig:	2,645 SF
Total Available:	2,645 SF
Asking Rent:	\$28.00/NNN

EXPENSES

Taxes:	\$7.86 (2022)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	2,645	2,645	2,645	\$28.00/NNN	Vacant	Negotiable

Drumlin Group Inc - David Hark (978) 741-3696 X1, Mark Shapiro (978) 741-3696 X2

TRAFFIC & FRONTAGE

Traffic Volume:	6,640 on Stanwood St & Western Ave (2022)
	39,948 on Broad St & Market St (2022)
Frontage:	141' on Broadway

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TRANSPORTATION

Parking:	21 Surface Spaces are available; Ratio of 7.48/1,000 SF
Commuter Rail:	6 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport:	20 minute drive to Logan International Airport
Walk Score ®:	Very Walkable (75)
Transit Score ®:	Some Transit (30)



Property Summary Report

414 Broadway



Lynn, MA 01904 - Saugus/Lynn Submarket



BUILDING

Type	2 Star Retail
Tenancy	Single
Year Built	1955
GLA	2,806 SF
Stories	1
Typical Floor	4,978 SF

LAND

Land Acres	0.50 AC
Parcels	LYNN-000073-000177-000008

EXPENSES

Taxes	\$7.86/SF (2022)
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FOR LEASE

Smallest Space	2,645 SF
Max Contiguous	2,645 SF
# of Spaces	1
Vacant	2,645 SF
% Leased	5.7%
Rent	\$28.00
Service Type	Triple Net

Retail Avail	2,645 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,645	2,645	2,645	\$28.00/NNN	Vacant	Negotiable

Drumlin Group Inc

TRAFFIC & FRONTAGE

Traffic Volume	6,640 on Stanwood St & Western Ave E (2022)
	39,948 on Broad St & Market St NE (2022)
Frontage	141' on Broadway

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TRANSPORTATION

Parking	21 available (Surface); Ratio of 7.48/1,000 SF
Commuter Rail	6 min drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport	20 min drive to Logan International Airport
Walk Score®	Very Walkable (75)
Transit Score®	Some Transit (30)

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414 Broadway



Lynn, MA 01904 - Saugus/Lynn Submarket

PROPERTY CONTACTS

Leasing Company	Drumlin Group Inc 600 Loring Ave Salem, MA 01970 (978) 741-3696 (p) (978) 745-1223 (f)	Recorded Owner	Wildcat Realty Trust 389 Main St Malden, MA 02148
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414 Broadway

Tenant data not available for this property

Total Tenants for report: 0