

Property Summary Report

158 Lewis St



Lynn, MA 01902 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Retail Freestanding
Tenancy	Single
Year Built	1980
GLA	6,720 SF
Stories	1
Typical Floor	6,720 SF

LAND

Land Acres	0.41 AC
Zoning	Commercial
Parcels	LYNN-000093-000561-000040

EXPENSES

Taxes	\$4.29/SF (2022)
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TENANTS

Walgreens	6,720 SF
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FOR LEASE

Smallest Space	6,720 SF	Retail Avail	13,440 SF
Max Contiguous	6,720 SF		
# of Spaces	2		
Vacant	6,720 SF		
% Leased	0%		
Rent	\$8.93 - 25.00		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Sublet	6,720	6,720	6,720	\$8.93/MG	Vacant	Thru Aug 2025
Steven Mench									
P 1st		Retail	Direct	6,720	6,720	6,720	\$25.00/NNN	Vacant	10 Years

Gendron Commercial Brokers of Boston

Former Walgreens site located at 158 Lewis St in Lynn, MA available for lease!

Location, location, location

6,720 +/- SF with 16+/- parking spaces.

\$25/PSF, NNN lease

Call John at 207-939-8500 or johnrgendron@gmail.com for more information!

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SALE

Sold Price	\$1,300,000 (\$193.45/SF)
Date	Apr 2019
Sale Type	Investment
Financing	Down Payment of \$260,000 (20%) 1st Mortgage: Harborone Bank

TRAFFIC & FRONTAGE

Traffic Volume	12,424 on Lewis St & Kenwood Ter W (2022) 23,919 on Lynn Shore Dr & Ocean Ter SW (2022)
Frontage	175' on Lewis St

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	3 min drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport	17 min drive to Logan International Airport
Walk Score®	Very Walkable (84)
Transit Score®	Some Transit (42)

PROPERTY CONTACTS

Leasing Company	 Gendron Commercial Brokers of Boston 99 Hanover St Portsmouth, NH 03801 (207) 939-8500 (p) (866) 246-0114 (f)	True Owner	Charterhouse Development Corporation 12 Brook St Wellesley, MA 02482 (781) 431-7060 (p)
Recorded Owner	Lynra Realty Llc 12 Brook St Wellesley, MA 02482 (781) 431-7060 (p)	Previous True Owner	 Skyline Pacific Properties, LLC 221 Pine St San Francisco, CA 94104 (415) 616-5140 (p) (415) 616-5144 (f)
Previous True Owner	 Sansome Pacific Properties, Inc. 303 Sacramento St San Francisco, CA 94111 (415) 781-2900 (p) (415) 392-0805 (f)	Previous True Owner	Central Plaza Associates, Inc. 31 Collins Street Ter Lynn, MA 01902 (978) 744-1083 (p)

Space Availability with Photo Report



158 Lewis St
 Freestanding Retail - Saugus/Lynn Submarket
 Lynn, MA 01902



6,720
 SF GLA

0.41
 AC Lot

1980
 Built

6,720
 Max Contig SF

6,720 - 13,440
 Available SF

\$8.93 - 25.00
 Asking Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st		158 Lewis St	Retail	Direct	6,720	6,720	6,720	\$25.00/NNN	Available	Vacant	10 Years	Gendron Commercial Brokers of
P 1st		158 Lewis St	Retail	Sublet	6,720	6,720	6,720	\$8.93/MG	Available	Vacant	Thru Aug 2025	Steven Mench

158 Lewis St



Location: **Route 128 North Cluster
Saugus/Lynn Submarket
Essex County
Lynn, MA 01902**

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 1980**
 Building Size: **6,720 SF**
 Typical Floor Size: **6,720 SF**
 Stories: **1**
 Land Area: **0.41 AC**
 Total Avail: **6,720 SF**
 % Leased: **100%**
 Total Spaces Avail: **2**
 Smallest Space: **6,720 SF**
 Bldg Vacant: **6720**

Developer: -
 Management: -
 Recorded Owner: **Lynra Realty Llc**

Expenses: **2022 Tax @ \$4.29/sf, 2014 Est Tax @ \$2.68/sf**

Parcel Number: **LYNN-000093-000561-000040**

Street Frontage: **175 feet on Lewis St**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,720	6,720	6,720	\$25.00/nnn	Vacant	10 yrs	Direct
P 1st	6,720	6,720	6,720	\$8.93/mg	Vacant	Thru Aug 2025	Sublet

No Floor Plans Found For Report