

Property Summary Report

738 Western Ave



Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Retail
Year Built	1955
Year Renov	2023
GLA	1,500 SF
Stories	1
Typical Floor	1,500 SF

FOR LEASE

Smallest Space	1,500 SF
Max Contiguous	1,500 SF
# of Spaces	1
Vacant	1,500 SF
% Leased	0%
Rent	\$25.00
Service Type	Triple Net
CAM	\$3.50/SF

Retail Avail	1,500 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	1,500	1,500	1,500	\$25.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

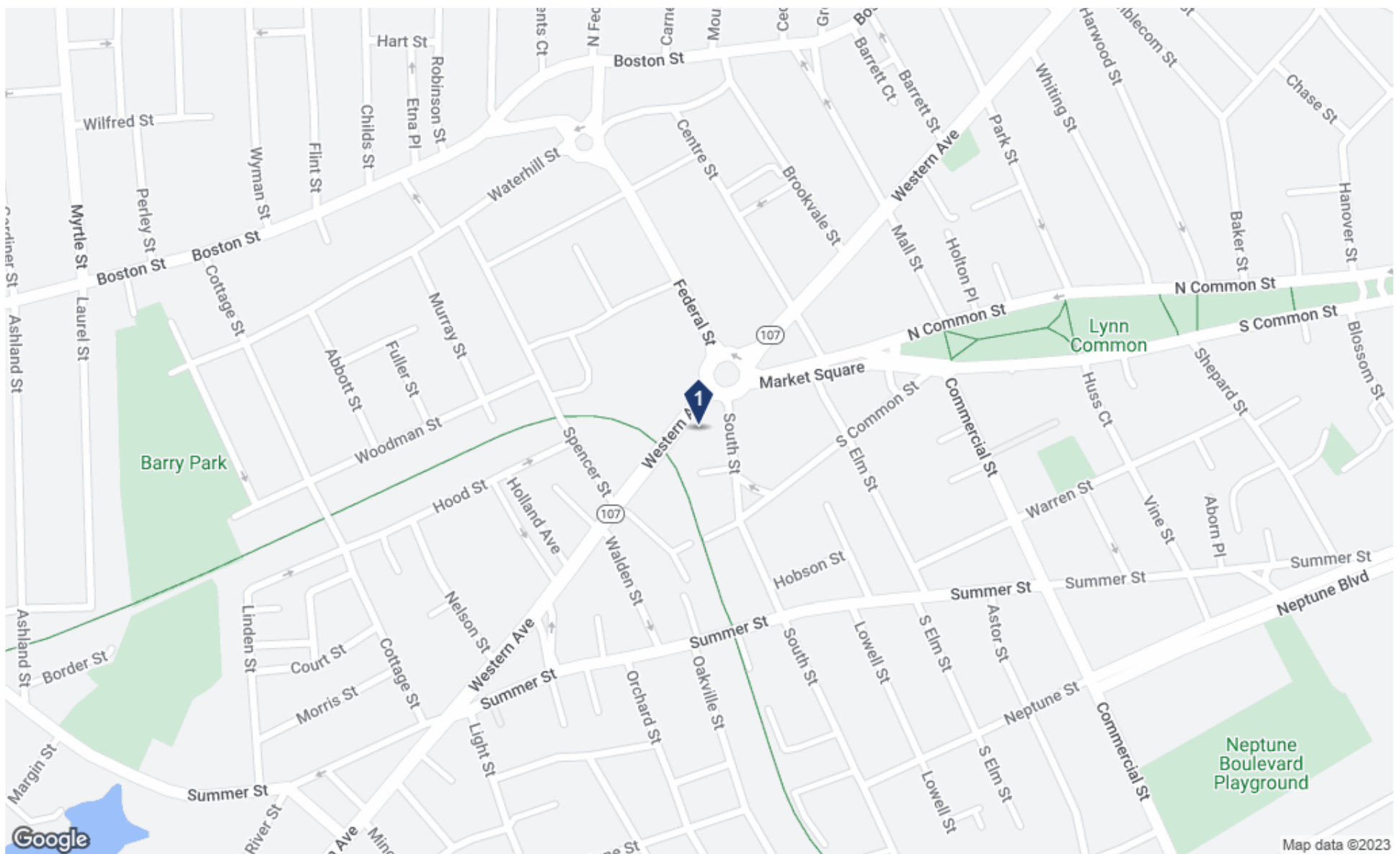
Traffic Volume	20,524 on Western Ave & Salem Tpke SW (0)
	41,490 on General Edwards Brg & Lynnway N (0)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail	4 min drive to River Works Commuter Rail (Newburyport/Rockport Line)
Airport	16 min drive to Logan International Airport
Walk Score®	Very Walkable (89)
Transit Score®	Some Transit (47)

Property Map Overview



Lease Availability Report

738 Western Ave

Lynn, MA 01905 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Year Built:	1955; Renov 2023
GLA:	1,500 SF
Floors:	1
Typical Floor:	1,500 SF

AVAILABILITY

Min Divisible:	1,500 SF
Max Contig:	1,500 SF
Total Available:	1,500 SF
Asking Rent:	\$25.00/NNN

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,500	1,500	1,500	\$25.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 20,524 on Western Ave & Salem Tpke (0)
 41,490 on General Edwards Brg & Lynnway (0)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail: 4 minute drive to River Works Commuter Rail (Newburyport/Rockport Line)
 Airport: 16 minute drive to Logan International Airport
 Walk Score ®: Very Walkable (89)
 Transit Score ®: Some Transit (47)



Space Availability with Photo Report



738 Western Ave
Retail - Saugus/Lynn Submarket
Lynn, MA 01905



1,500
SF GLA

1955 / 2023
Built / Renov

1,500
Max Contig SF

1,500
Available SF

\$25.00
Asking Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Fir Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st		738 Western Ave	Retail	Direct	1,500	1,500	1,500	\$25.00/NNN	Available	Vacant	Negotiable	eXp Realty

738 Western ave

Partial 1st Floor

Lynn, MA

Available: **1,500 SF of Retail, will not divide**
Building Contiguous: **1,500 SF**
Rent/SF/Yr: **\$25.00**
Executive Suite: **N**

Floor Contiguous: **1,500 SF**
Rent/mo: **\$3,125.00**

Services: **Triple Net**
Escalation:
Lease Out: **No Lease Pending**
Expense Stop:

Occupancy: **Vacant**
Term: **Negotiable**
Condition: **Excellent**
Space Amenities: **After Hours HVAC Available, Basement, Corner Space, Drop Ceiling**
Space Notes: **Freshly renovated space directly on Western Ave. ADA compliant restrooms. Off street parking for four vehicles.**

Type: **New**
Listed: **12 Days**
Build Out: **Full Build-Out**

Floor Plan

Floor plan not provided

Leasing Company

eXp Realty
1 Beacon St
Suite 15th Floor
Boston, MA 02210

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