

Lease Availability Report

44-48 Willow St

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type:	Retail
Subtype:	Retail Building
Year Built:	2024
GLA:	1,660 SF
Floors:	1
Typical Floor:	1,660 SF

AVAILABILITY

Min Divisible:	690 SF
Max Contig:	1,660 SF
Total Available:	1,660 SF
Asking Rent:	\$20.00/NNN

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	44	Retail	Direct	690	1,660	1,660	\$20.00/NNN	Vacant	Negotiable
<i>RE/MAX 360 Commercial - Jacob VanMeter (781) 854-1037</i>									
P 1st	48	Retail	Direct	970	1,660	1,660	\$20.00/NNN	Vacant	Negotiable
<i>RE/MAX 360 Commercial - Jacob VanMeter (781) 854-1037</i>									

TRAFFIC & FRONTAGE

Traffic Volume:	39,948 on Broad St & Market St (2022)
	23,919 on Lynn Shore Dr & Ocean Ter (2022)
Frontage:	53' on Oxford (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Commuter Rail:	1 minute drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport:	16 minute drive to Logan International Airport
Walk Score ®:	Walker's Paradise (95)
Transit Score ®:	Some Transit (48)

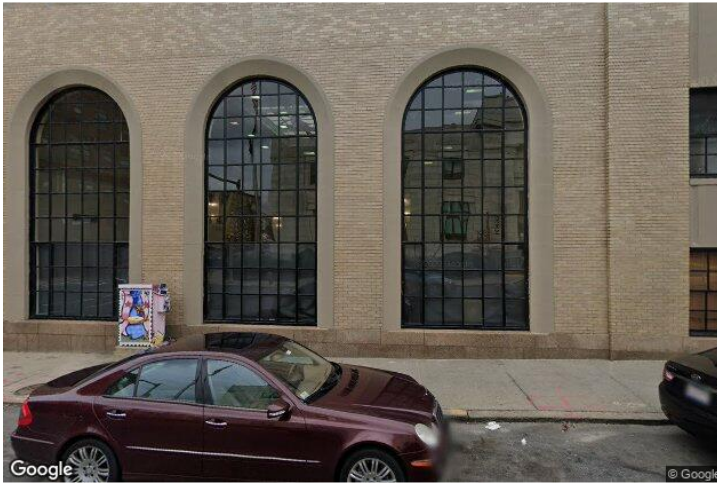


Property Summary Report

44-48 Willow St



Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

Type	3 Star Retail Retail Building
Year Built	Jan 2024
GLA	1,660 SF
Stories	1
Typical Floor	1,660 SF

LAND

Zoning	CBD
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FOR LEASE

Smallest Space	690 SF
Max Contiguous	1,660 SF
# of Spaces	2
Vacant	1,660 SF
% Leased	0%
Rent	\$20.00
Service Type	Triple Net

Retail Avail	1,660 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	48	Retail	Direct	970	1,660	1,660	\$20.00/NNN	Vacant	Negotiable
P 1st	44	Retail	Direct	690	1,660	1,660	\$20.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

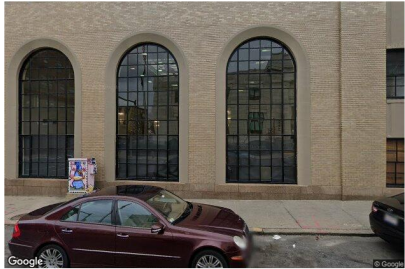
Traffic Volume	39,948 on Broad St & Market St NE (2022) 23,919 on Lynn Shore Dr & Ocean Ter SW (2022)
Frontage	53' on Oxford (with 1 curb cuts)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	1 min drive to Lynn Commuter Rail (Newburyport/Rockport Line)
Airport	16 min drive to Logan International Airport
Walk Score	Walker's Paradise (95)
Transit Score	Some Transit (48)

Space Availability with Photo Report



44-48 Willow St
Retail Building - Saugus/Lynn Submarket
Lynn, MA 01901



1,660
SF GLA

2024
Built

1,660
Max Contig SF

690 - 1,660
Available SF

\$20.00
Asking Retail Rent

AVAILABLE SPACES

Floor	Suite	Address	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Status	Occupancy	Term	Listing Company
P 1st	48	44-48 Willow St	Retail	Direct	970	1,660	1,660	\$20.00/NNN	Available	Vacant	Negotiable	RE/MAX 360 Commercial
P 1st	44	44-48 Willow St	Retail	Direct	690	1,660	1,660	\$20.00/NNN	Available	Vacant	Negotiable	RE/MAX 360 Commercial

44-48 Willow St

Partial 1st Floor - Suite 44

Lynn, MA

Available: **690 SF of Retail, will not divide**
Building Contiguous: **1,660 SF**
Rent/SF/Yr: **\$20.00**
Executive Suite: **N**

Floor Contiguous: **1,660 SF**
Rent/mo: **\$1,150.00**

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

Occupancy: **Vacant**
Term: **Negotiable**
Condition:

Type: **Direct**
Listed: **6 Mths**
Build Out:

Floor Plan

Floor plan not provided

Leasing Company

RE/MAX 360 Commercial
471 Lynnfield St
Lynn, MA 01904

Jacob VanMeter (781) 854-1037

44-48 Willow St

Partial 1st Floor - Suite 48

Lynn, MA

Available: **970 SF of Retail, will not divide**
Building Contiguous: **1,660 SF**
Rent/SF/Yr: **\$20.00**
Executive Suite: **N**

Floor Contiguous: **1,660 SF**
Rent/mo: **\$1,616.67**

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

Occupancy: **Vacant**
Term: **Negotiable**
Condition:

Type: **Direct**
Listed: **6 Mths**
Build Out:

Floor Plan

Floor plan not provided

Leasing Company

RE/MAX 360 Commercial
471 Lynnfield St
Lynn, MA 01904

Jacob VanMeter (781) 854-1037