

Lease Availability Report

20-34 State St

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

| | |
|----------------|------------|
| Type: | Retail |
| Subtype: | Storefront |
| Tenancy: | Multiple |
| Year Built: | 1970 |
| GLA: | 10,100 SF |
| Floors: | 1 |
| Typical Floor: | 10,100 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 1,900 SF |
| Max Contig: | 1,900 SF |
| Total Available: | 1,900 SF |
| Asking Rent: | \$30.00/NNN |

EXPENSES

| | |
|--------|---------------|
| Taxes: | \$4.88 (2022) |
|--------|---------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|----------|------------|-------------|-------------|-----------|------------|
| P 1st | 20 | Retail | Direct | 1,900 | 1,900 | 1,900 | \$30.00/NNN | Vacant | Negotiable |

Peter Katsikaris - Peter K. (781) 710-0782

LEASING AGENTS

| | |
|-----------|-------------------------|
| Company: | Peter Katsikaris |
| Contacts: | Peter K. (781) 710-0782 |

SALE

| | |
|------------|--|
| Last Sale: | Sold on Sep 2, 2016 for \$1,811,700 (\$179.38/SF) at 8.00% Cap |
|------------|--|

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 39,948 on Broad St & Market St (2022) |
| | 23,919 on Lynn Shore Dr & Ocean Ter (2022) |
| Frontage: | 232' on State St (with 2 curb cuts) |

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TRANSPORTATION

Parking: 24 Surface Spaces are available; Ratio of 2.38/1,000 SF

Commuter Rail: 0 minute drive to Lynn (Newburyport/Rockport Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line))

Airport: 16 minute drive to General Edward Lawrence Logan International

Walk Score ®: Walker's Paradise (95)

Transit Score ®: Some Transit (48)

Property Summary Report

20-34 State St

Lynn, MA 01901 - Saugus/Lynn Submarket



BUILDING

| | |
|---------------|--------------------------|
| Type | 2 Star Retail Storefront |
| Tenancy | Multi |
| Year Built | 1970 |
| GLA | 10,100 SF |
| Stories | 1 |
| Typical Floor | 10,100 SF |
| Docks | None |
| Construction | Masonry |

LAND

| | |
|------------|--|
| Land Acres | 0.57 AC |
| Zoning | CBD |
| Parcels | LYNN-000068-000731-000002, LYNN-000068-000731-000004, |

EXPENSES

| | |
|-------|------------------|
| Taxes | \$4.88/SF (2022) |
|-------|------------------|

TENANTS

| | | | |
|----------------------------------|----------|-----------------------|----------|
| Medical Center | 3,110 SF | Lynn Physical Therapy | 1,037 SF |
| Foods of Europe | 1,000 SF | Point Insurance | 1,000 SF |
| Five Star Beauty Salon | 500 SF | Welcome Dental | 311 SF |
| Alexeyenko Medical Associates PC | - | Vaughan, William H Od | - |

FOR LEASE

| | | | |
|----------------|------------|--------------|----------|
| Smallest Space | 1,900 SF | Retail Avail | 1,900 SF |
| Max Contiguous | 1,900 SF | | |
| # of Spaces | 1 | | |
| Vacant | 1,900 SF | | |
| % Leased | 81.2% | | |
| Rent | \$30.00 | | |
| Service Type | Triple Net | | |

AVAILABLE SPACES

| Floor | Suite | Use | Type | SF Available | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------|-------------|-------------|-----------|------------|
| P 1st | 20 | Retail | Direct | 1,900 | 1,900 | 1,900 | \$30.00 NNN | Vacant | Negotiable |

Property Summary Report

20-34 State St



Lynn, MA 01901 - Saugus/Lynn Submarket

SALE

| | |
|------------|---------------------------|
| Sold Price | \$1,811,700 (\$179.38/SF) |
| Date | Sep 2016 |
| Sale Type | Investment |
| Cap Rate | 8.00% |

TRAFFIC & FRONTAGE

| | |
|----------------|---|
| Traffic Volume | 39,948 on Broad St & Market St NE (2022) |
| | 23,919 on Lynn Shore Dr & Ocean Ter SW (2022) |
| Frontage | 232' on State St (with 2 curb cuts) |

Made with TrafficMetrix® Products

TRANSPORTATION

| | |
|----------------|---|
| Parking | 24 available (Surface);Ratio of 2.38/1,000 SF |
| Commuter Rail | 4 min walk to Lynn (Newburyport/Rockport Line - Massachusetts Bay Transportation Authority Commuter Rail (Purple Line)) |
| Airport | 16 min drive to General Edward Lawrence Logan International |
| Walk Score® | Walker's Paradise (94) |
| Transit Score® | Some Transit (48) |

PROPERTY CONTACTS

| | | | |
|---------------------|--|----------------|---|
| True Owner | Peter Katsikaris 15 Manor Ave Wellesley, MA 02482 (781) 235-4637 (p) | Recorded Owner | State St Lynn Realty LLC 15 Manor Ave Wellesley, MA 02482 |
| Previous True Owner | Admiral Insurance Agency Inc 20-34 State St Lynn, MA 01901 (781) 599-2000 (p) | | |

Space Availability with Photo Report



20-34 State St
 Storefront Retail - Saugus/Lynn Submarket
 Lynn, MA 01901



10,100
 SF GLA

0.57
 AC Lot

1970
 Built

1,900
 Max Contig SF

1,900
 Available SF

\$30.00
 Asking Retail Rent

AVAILABLE SPACES

| Floor | Suite | Address | Use | Type | SF Available | Flr Contig | Bldg Contig | Rent | Status | Occupancy | Term | Listing Company |
|-------|-------|----------------|--------|--------|--------------|------------|-------------|-------------|-----------|-----------|------------|------------------|
| P 1st | 20 | 20-34 State St | Retail | Direct | 1,900 | 1,900 | 1,900 | \$30.00 NNN | Available | Vacant | Negotiable | Peter Katsikaris |

20-34 State St

Partial 1st Floor - Suite 20

Lynn, MA

Available: **1,900 SF of Retail, will not divide**
Building Contiguous: **1,900 SF**
Rent/SF/Yr: **\$30.00**
Executive Suite: **N**

Floor Contiguous: **1,900 SF**
Rent/mo: **\$4,750.00**

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

Occupancy: **Vacant**
Term: **Negotiable**
Condition: **Average**
Space Notes: **Occupancy is Negotiable!!!**

Type: **Direct**
Listed: **10 Wks**
Build Out: **Full Build-Out**

Floor Plan

Floor plan not provided

Leasing Company

Peter Katsikaris
20 State St
Lynn, MA 01901

Peter K. (781) 710-0782