

Broadway Retail



144 BROADWAY

144 BROADWAY, SAUGUS, MA 01906

NORTHEAST
PRIVATE CLIENT GROUP®

Building Relationships That Drive Results

Francis Saenz
VICE PRESIDENT, INVESTMENTS
857.990.6803
fsaenz@northeastpcg.com

Patrick Wheeler
INVESTMENT ASSOCIATE
857.990.6819
pwheeler@northeastpcg.com

Anthony Rakauskas
ASSOCIATE
857.990.6807
arakauskas@northeastpcg.com

Property Summary



Property Description

Northeast Private Client Group is pleased to present the Broadway Retail located at 144 Broadway in Saugus, MA.

144 Broadway is a freestanding, multi-tenant retail property positioned on a corner lot along U.S. Route 1 (Broadway) within the highly trafficked Saugus/Lynn retail submarket. The property contains 2,273± square feet across two stories and sits on a 0.15-acre parcel, offering frontage, visibility, and access along one of the North Shore’s primary commercial corridors.

Constructed in 1935, the wood-frame building features approximately 55 feet of frontage on Broadway, a 24-foot building height, and 8-foot ceiling heights. The property is zoned Retail/Service, allowing for a wide range of commercial uses. The site includes a paved surface parking lot with approximately 20 parking spaces, providing a parking ratio of 10.0 spaces per 1,000 SF—well above market norms for comparable retail assets.

The interior has been recently renovated and is currently configured for salon and service uses, making it well-suited for continued retail, office, or personal service tenancy.

Property Highlights

- Freestanding Retail Asset on U.S. Route 1
- 55 feet of frontage on Broadway
- 100,000+ vehicles per day.
- Ample On-Site Parking | 20 surface parking spaces
- Access to Route 1, Route 129, I-95, and I-93
- Long-Term Value & Repositioning Upside

Offering Summary

Sale Price:	\$750,000
Number of Units:	12
Lot Size:	7,318 SF
Building Size:	1,517 SF
Cap Rate:	7.43%



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Located along U.S. Route 1, the area experiences traffic counts exceeding **100,000 vehicles per day**, delivering exposure and signage opportunities. The property is surrounded by a dense concentration of national retailers, restaurants, and service businesses.

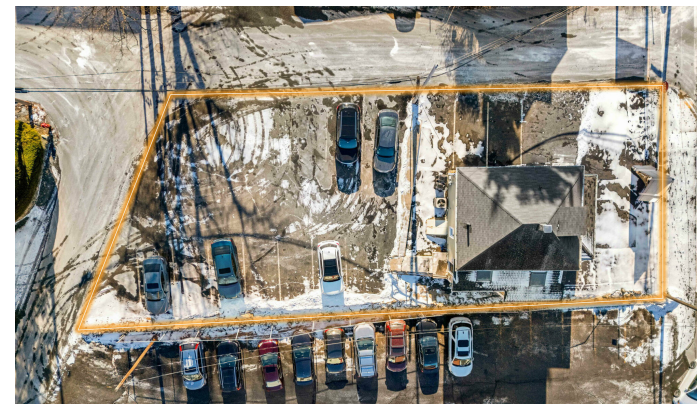
Location Description

Saugus is a well-established North Shore commercial hub strategically positioned along the highly trafficked Route 1 corridor, offering visibility and accessibility for retail, service, and light industrial users. Located approximately 12 miles north of Downtown Boston and minutes from Logan International Airport, Saugus benefits from strong regional connectivity via Route 1, Route 99, I-95, and I-93.

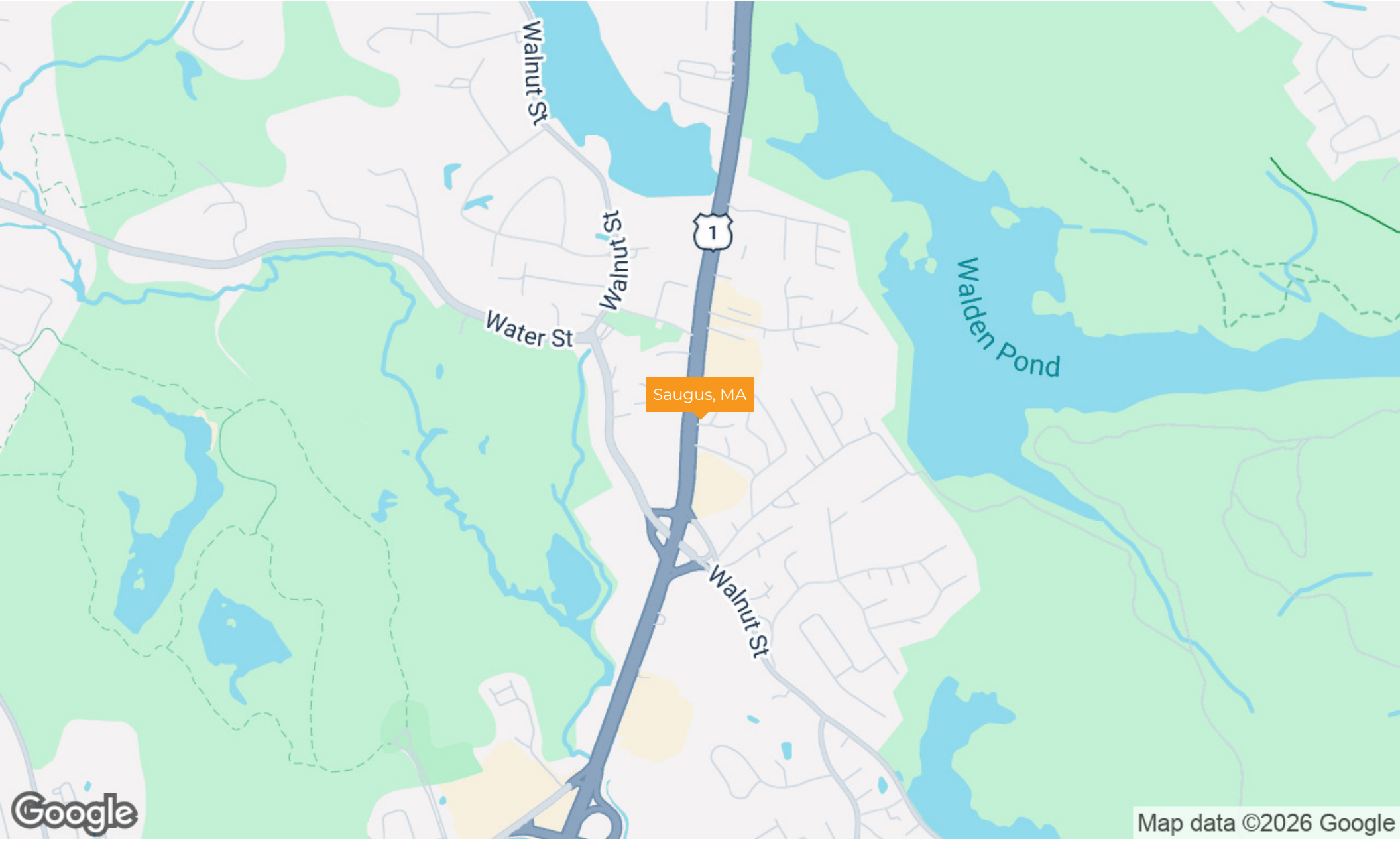
The town is widely recognized as a destination retail market, drawing consistent consumer traffic from surrounding communities including Revere, Lynn, Melrose, & Wakefield. Route 1 in Saugus boasts a dense concentration of national retailers, restaurants, auto dealerships, and service-oriented businesses, making it one of the most prominent commercial corridors on the North Shore.



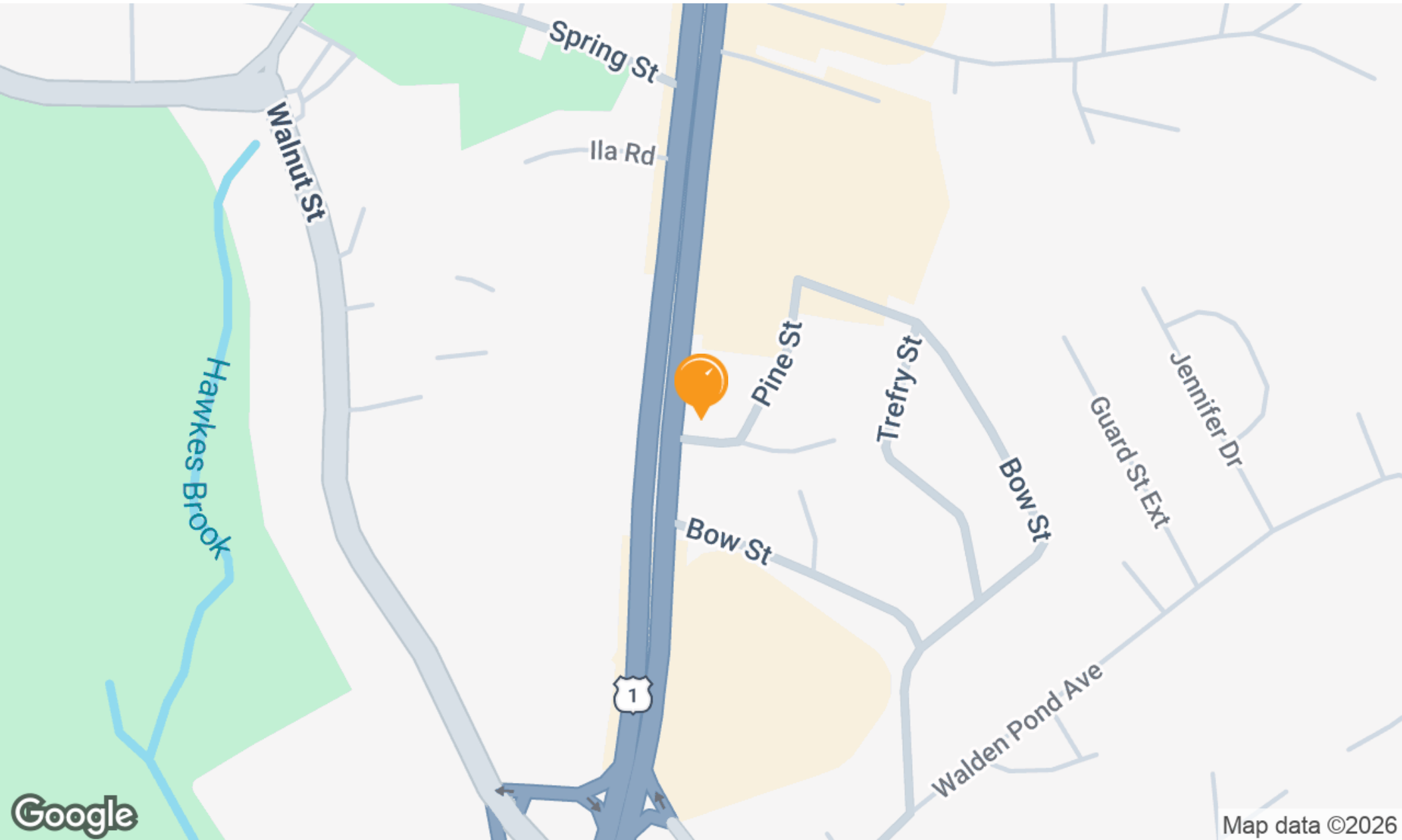
Additional Photos



Regional Map



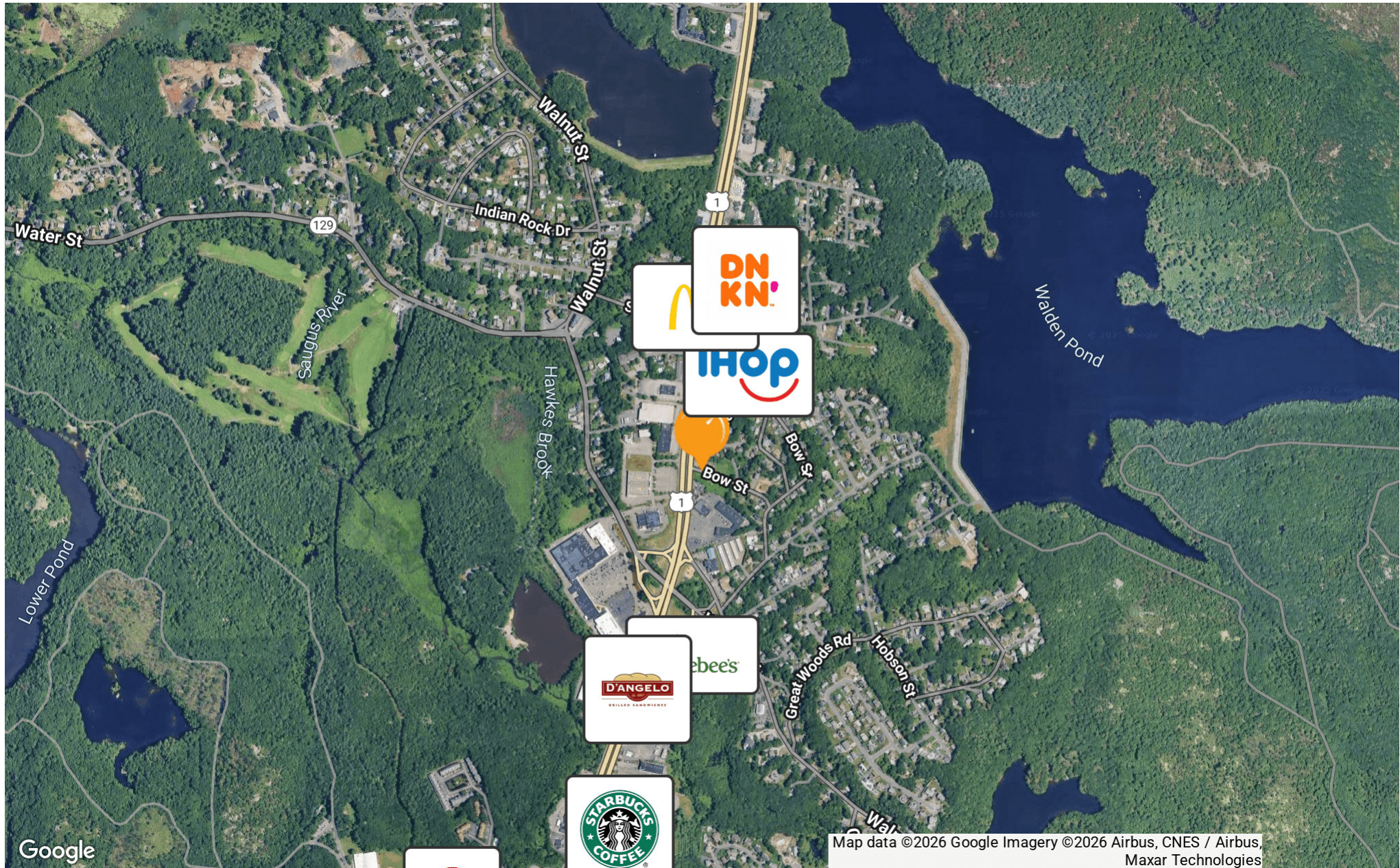
Location Map



Map data ©2026



Aerial Map



Google

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



Site Plans



6,551 SF (0.15 Acres)



Rent Roll

Suite	Tenant Name	Size SF	Monthly Rent	% Of Building	Market Rent	Market Rent / SF	Annual Rent	Lease Start
1	Basement	200 SF	\$600	13.18%	\$700	\$3.50	\$7,200	11/01/2025
2	First Floor Hair Room	100 SF	-	6.59%	\$1,000	\$10.00	-	-
3	Hair Chair 1 + 2	200 SF	\$700	13.18%	\$1,600	\$8.00	\$8,400	05/01/2024
4	Hair Chair 6	100 SF	\$800	6.59%	\$800	\$8.00	\$9,600	06/01/2022
5	Room 1A	100 SF	\$1,000	6.59%	\$1,000	\$10.00	\$12,000	05/01/2024
6	Room 1E	100 SF	-	6.59%	\$800	\$8.00	-	-
7	Room 1A	100 SF	\$800	6.59%	\$650	\$6.50	\$9,600	01/15/2025
8	Room 1B	100 SF	\$1,000	6.59%	\$650	\$6.50	\$12,000	02/01/2024
9	Room 2-D Esthetics	100 SF	\$650	6.59%	\$650	\$6.50	\$7,800	09/01/2025
10	Room 2A- Nail	100 SF	\$1,000	6.59%	\$600	\$6.00	\$12,000	05/01/2021
11	Room 2C - Lash tech	100 SF	\$650	6.59%	\$650	\$6.50	\$7,800	10/01/2025
12	20 Bridge Unit 1	100 SF	-	6.59%	-	-	-	-
Totals		1,400 SF	\$7,200	92.26%	\$9,100	\$79.50	\$86,400	
Averages		117 SF	\$800	7.69%	\$827	\$7.23		



Income & Expenses

Income Summary	Current	Per SF	Pro-Forma	Per SF
Gross Potential Rents	\$86,400	\$56.95	\$109,200	\$71.98
Vacancy/Collections Loss 5%	(\$4,320)	(\$2.85)	(\$5,460)	(\$3.60)
Gross Income	\$82,080	\$54.11	\$103,740	\$68.38
Expenses Summary	Current	Per SF	Pro-Forma	Per SF
Property Management 5%	\$4,104	\$2.71	\$5,187	\$3.42
Real Estate Tax	\$12,544	\$8.27	\$12,544	\$8.27
Insurance	\$2,000	\$1.32	\$2,000	\$1.32
Water and Sewer	\$1,700	\$1.12	\$1,700	\$1.12
CAM Electric & Gas	\$3,000	\$1.98	\$3,000	\$1.98
Repairs and Maintenance	\$759	\$0.50	\$759	\$0.50
Landscape & Snow Removal	\$2,250	\$1.48	\$2,250	\$1.48
Operating Expenses	\$26,357	\$17.37	\$27,440	\$18.09
Net Operating Income	\$55,723	\$36.73	\$76,300	\$50.30



Financial Summary

Investment Overview	Current	Pro-Forma
Price	\$750,000	\$750,000
Price per SF	\$494	\$494
Price per Unit	\$62,500	\$62,500
CAP Rate	7.43%	10.17%
Cash-on-Cash Return (yr 1)	8.34%	21.72%
Total Return (yr 1)	\$20,147	\$40,724
Debt Coverage Ratio	1.3	1.78

Operating Data	Current	Pro-Forma
Total Scheduled Income	\$82,080	\$103,740
Gross Income	\$82,080	\$103,740
Operating Expenses	\$26,357	\$27,440
Net Operating Income	\$55,723	\$76,300
Pre-Tax Cash Flow	\$12,825	\$33,402

Financing Data	Current	Pro-Forma
Down Payment	\$153,750	\$153,750
Loan Amount	\$596,250	\$596,250
Debt Service	\$42,898	\$42,898
Debt Service Monthly	\$3,574	\$3,574
Principal Reduction (yr 1)	\$7,322	\$7,322



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