

The Shoppes at Lynnfield

24-38 Broadway, Lynnfield, MA



±2,000 SF END CAP AVAILABLE

PROPERTY OVERVIEW



±2,000 SF
End Cap Available

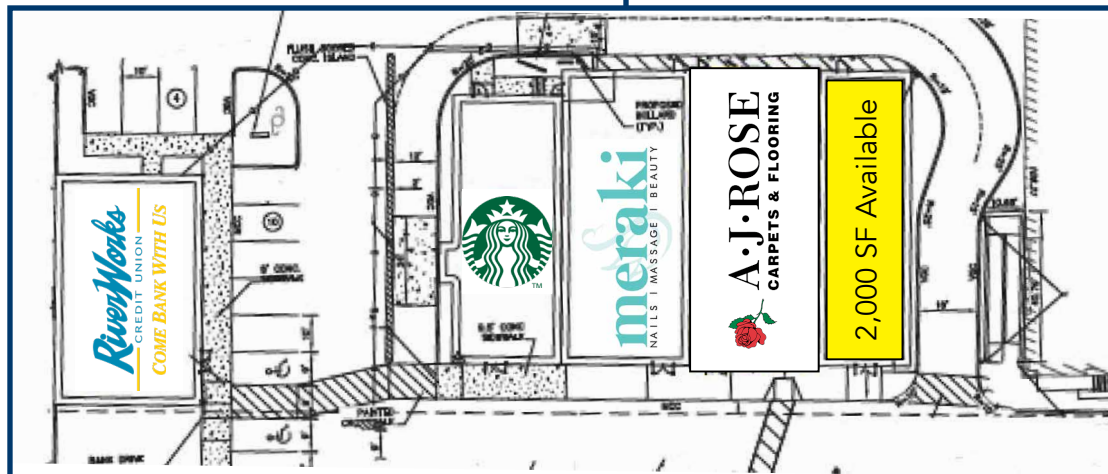
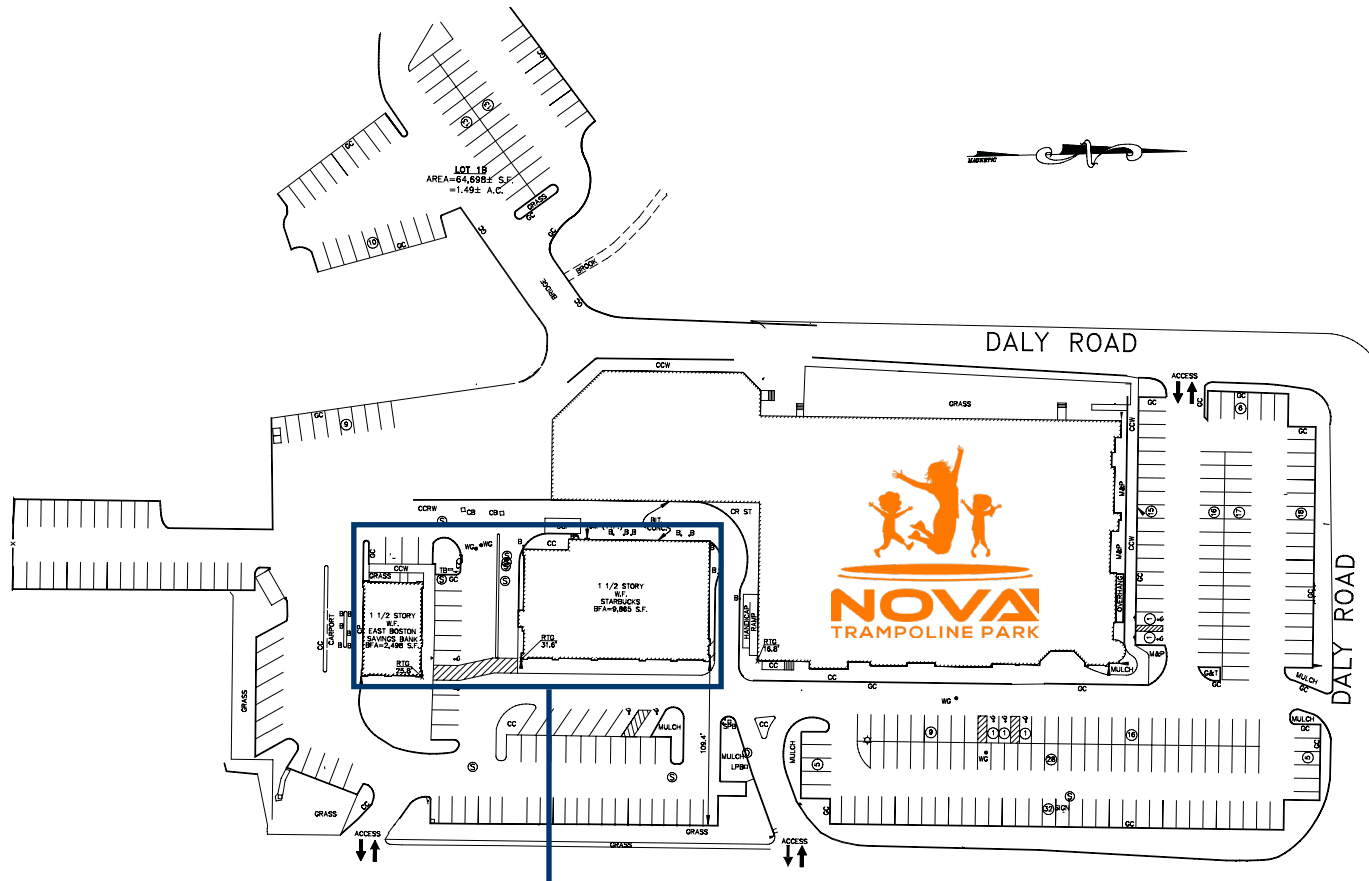
PROPERTY HIGHLIGHTS

- Located on one of the most densely traveled retail thoroughfares in New England
- Route 1 – 120,000 Vehicles Per Day
- Starbucks Annual Customer Count – 250,000

CO-TENANTS



LEASE PLAN



MARKET AERIAL



NISSAN
PORSCHE
Jeep
CHRYSLER

DUNKIN'
IHOP
Applebee's
CHICKEN BOY

5.11
Starbucks
WING-STOP
tropical CAFE
PET SMART
TRADER JOE'S
LA Z BOY

BARNES & NOBLE
Staples
fIVE BEL'W
For Eyes
BAY STATE PHYSICAL THERAPY
THE HOME DEPOT
MAVIS DISCOUNT TIRE
Cane's
CHIPOTLE

BURGER KING
McDonald's

Walmart

SITE

BED BATH & BEYOND
Walgreens
KOHLS
BOB'S FURNITURE
DISCOUNT planet fitness
WORK N GEAR
petco
TITLE BOXING CLUB
KFC
TACO BELL

TARGET

Marshalls
HomeGoods

AspenDental
Starbucks

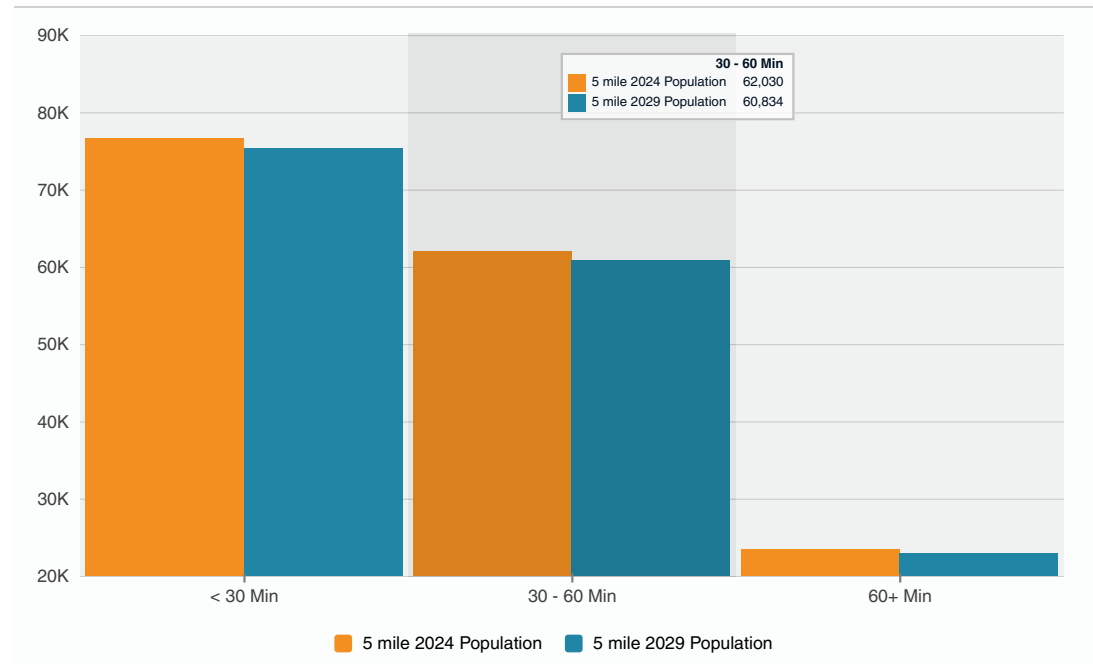
theVitamin Shoppe
SKECHERS
Orangetheory FITNESS
verizon
Foot Locker
Jersey Mike's SUBS

FLOOR DECOR
B.D.'s
macy's
DICK'S SPORTING GOODS
BEST BUY
STOP & SHOP
TK MAXX

DEMOGRAPHICS

METRIC	3 MILE	5 MILE	10 MILE
Population	63,000	296,000	1,120,000
Average Household Income	\$132,000.00	\$116,000.00	\$126,000.00
Daytime Employment	31,000	120,000	504,000
Total Consumer Spending Per Year	\$964 Million	\$4 Billion	\$15.3 Billion
Median Age	44	41	39

POPULATION TRAVEL TO WORK



THE OPPORTUNITY



PROPERTY DESCRIPTION

Boston Realty Advisors is excited to offer prime retail opportunities at The Shoppes at Lynnfield. This property is positioned along the Southbound side of the highly trafficked Route One retail corridor. For residents of the North Shore, this is the geographic center for retail trade. For daily commuters into Boston from the immediate area and areas even further North including Seacoast New Hampshire and

Southern Maine, it is a critical destination for daily products and services.

The property has excellent visibility and an impressive average daily traffic of +/- 130,000 vehicles. It serves a trade area of 427,000 households within a 10 mile radius, with an average household income of approximately \$126,000.



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