

# Subject Shopping Center

Saugus Plaza

## SHOPPING CENTER

Type:	<b>Neighborhood Center</b>	Land Acres:	<b>5.79 AC</b>
Name	<b>Saugus Plaza</b>	# of Properties:	<b>1</b>
GLA:	<b>67,887 SF</b>	Year Built/Renov	<b>Built 1992, Renov 2009</b>
Anchor GLA:	-	Levels:	<b>1</b>
Available Spaces:	-	Location Score:	<b>Good Location (63)</b>
% Leased	<b>100.00%</b>	Walk Score®:	<b>Somewhat Walkable (53)</b>
Website:	-	Transit Score®:	<b>Minimal Transit (21)</b>
Anchor Tenant:	-		
Parking	<b>269 Surface Spaces are available; Ratio of 3.96/1000 SF</b>		
Features:	-		
Frontage:	<b>Broadway</b>		
For Sale:	<b>Not for sale</b>		

## AVAILABLE SPACES

**Currently No Available Spaces**

## SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
<b>1</b> <b>444 Broadway</b> ★★★★★	1992/2009	67,887	-	0	0.0%	0.0%	\$21-25 (Est.)

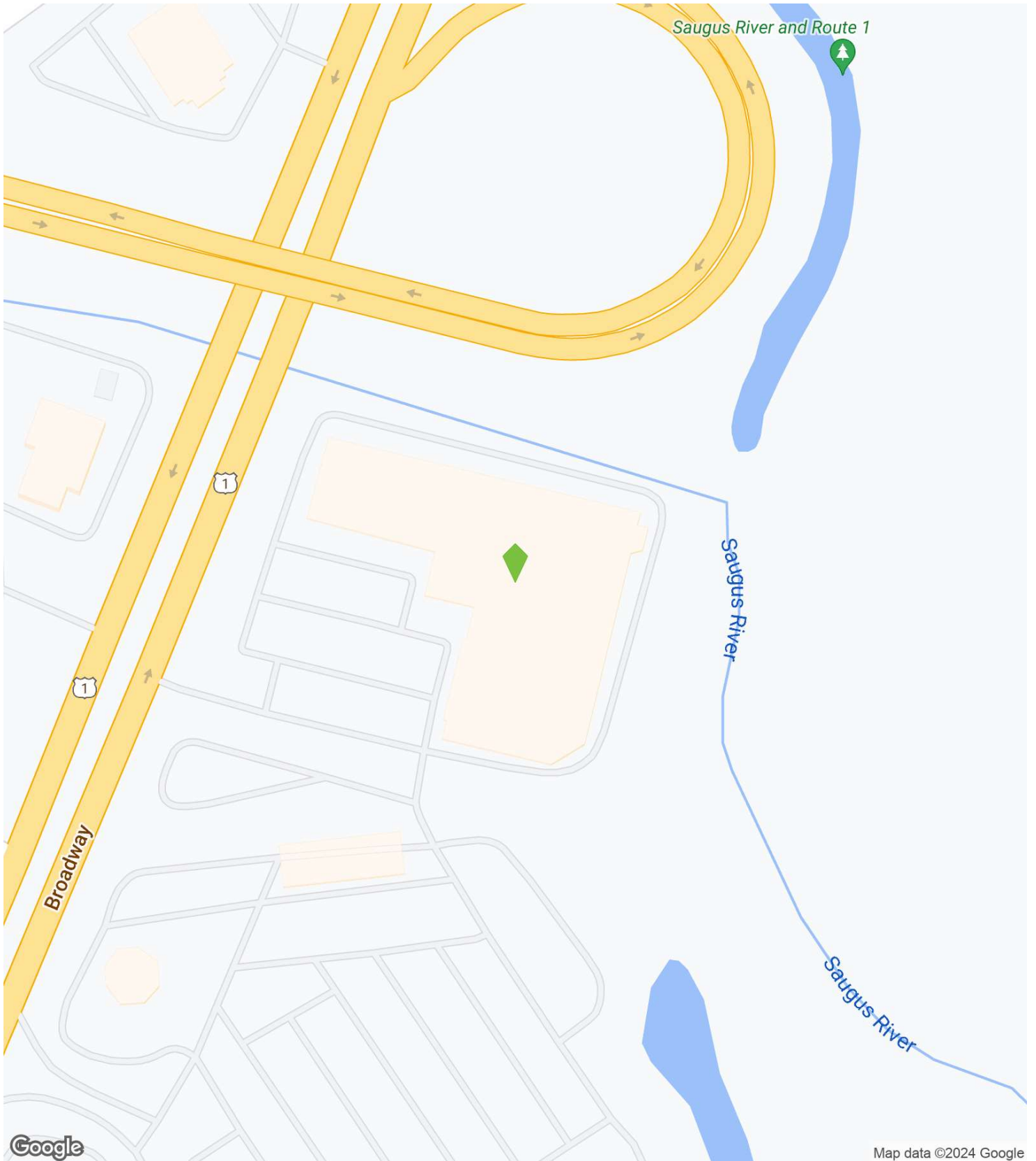


**1** **444 Broadway**

67,887 SF, Built 1992/Renov 2009  
 5 Tenants, Vacancy 0%  
 Fully Leased  
**Rent/SF - \$21-25 (Est.)**  
 ★★★★★

# Subject Shopping Center

## SHOPPING CENTER PROPERTIES





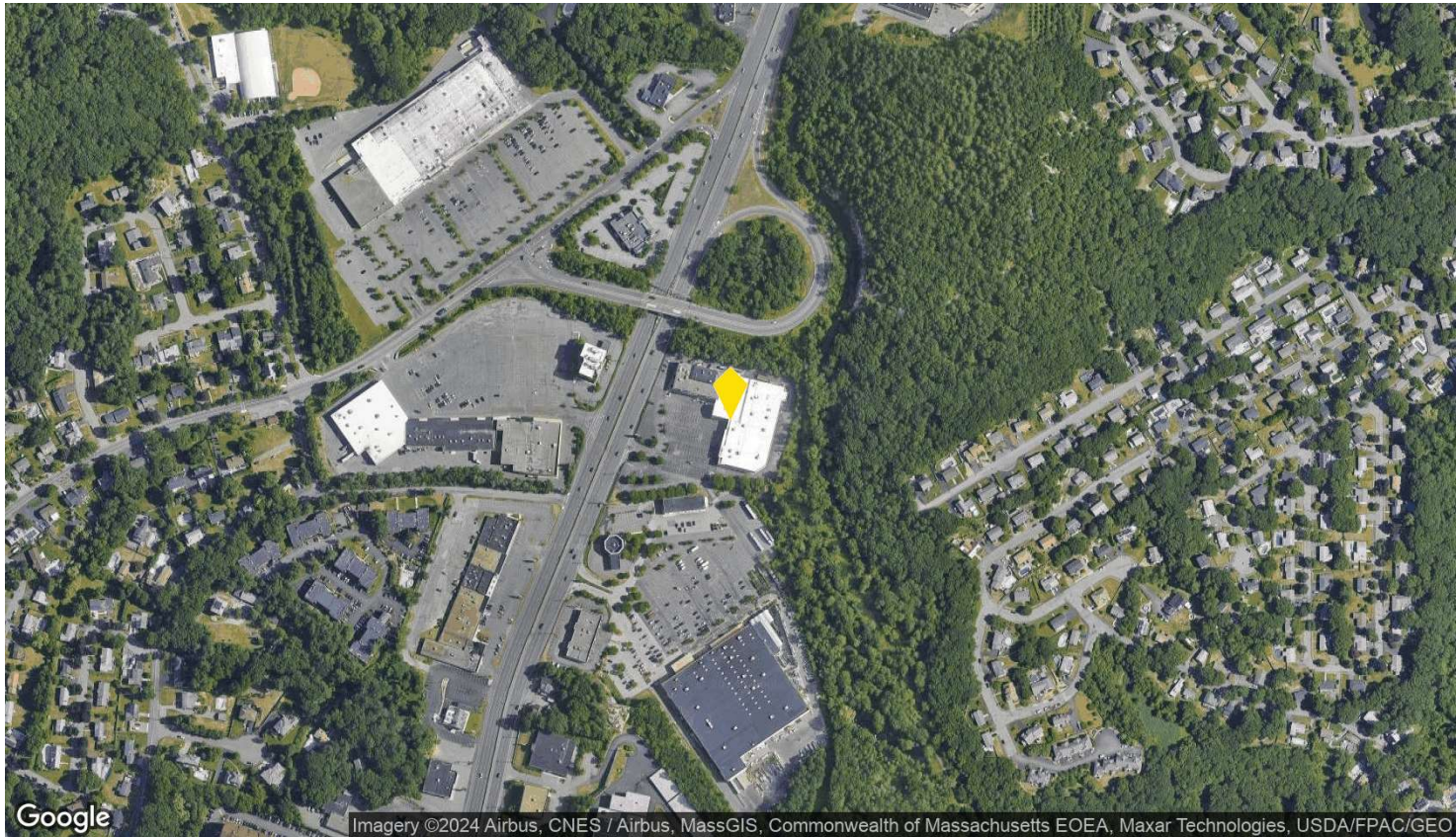
# Subject Shopping Center

Saugus Plaza

## TENANTS

1	444 Broadway		Store Type	SF Occupied	Chain	Move Date	Exp Date
	<a href="#">Barnes &amp; Noble</a>		Books	28,000	Yes	Aug 2021	-
	<a href="#">AutoZone</a>		Automotive	26,875	Yes	Nov 2022	-
	<a href="#">Five Below</a>		Dollar/Variety/Thrift	6,011	Yes	Nov 2008	-
	<a href="#">Chipotle</a>		Fast-food	2,446	Yes	Dec 2008	-
	<a href="#">Staples</a>		Office Supply	2,000	Yes	Jun 2023	-

## AERIAL VIEW

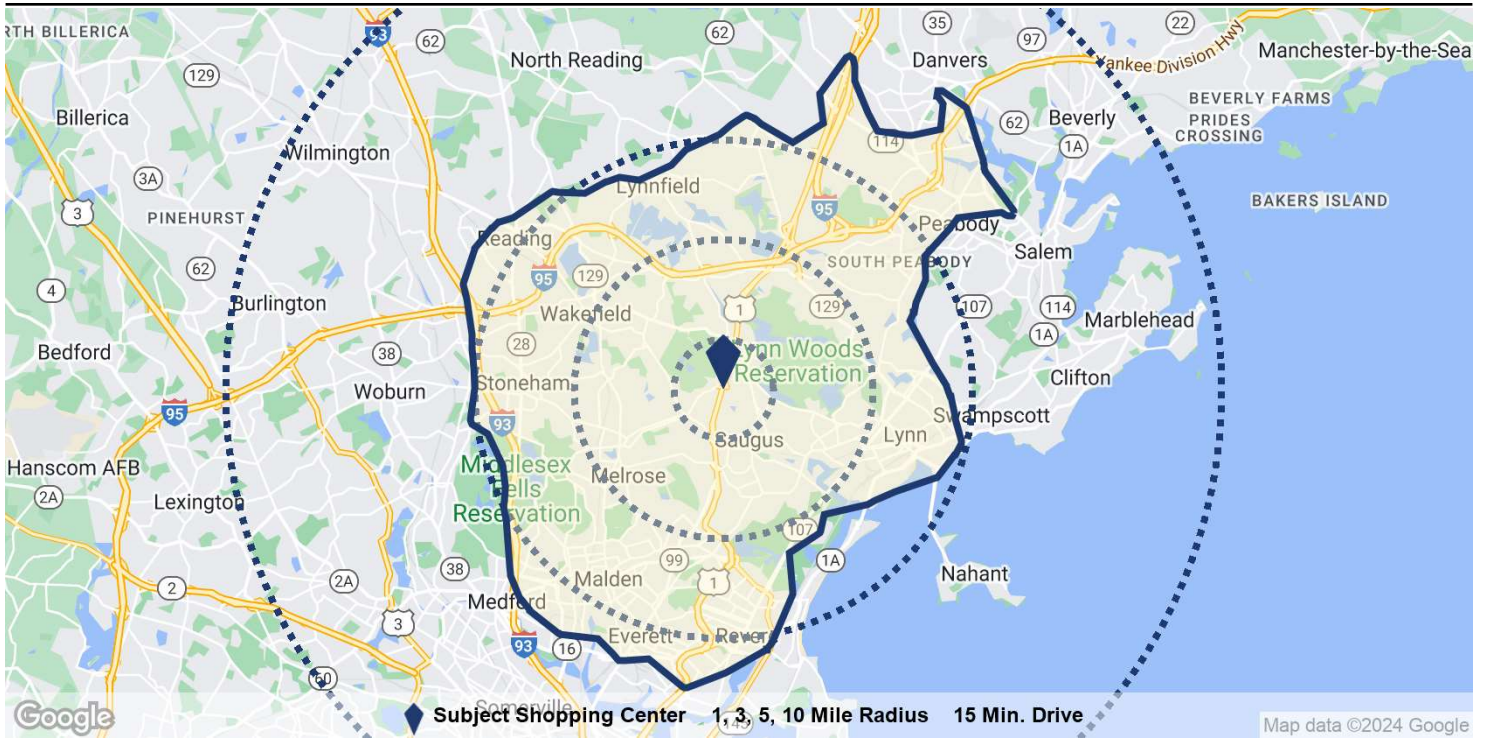




# Subject Shopping Center

Saugus Plaza

## DEMOGRAPHICS

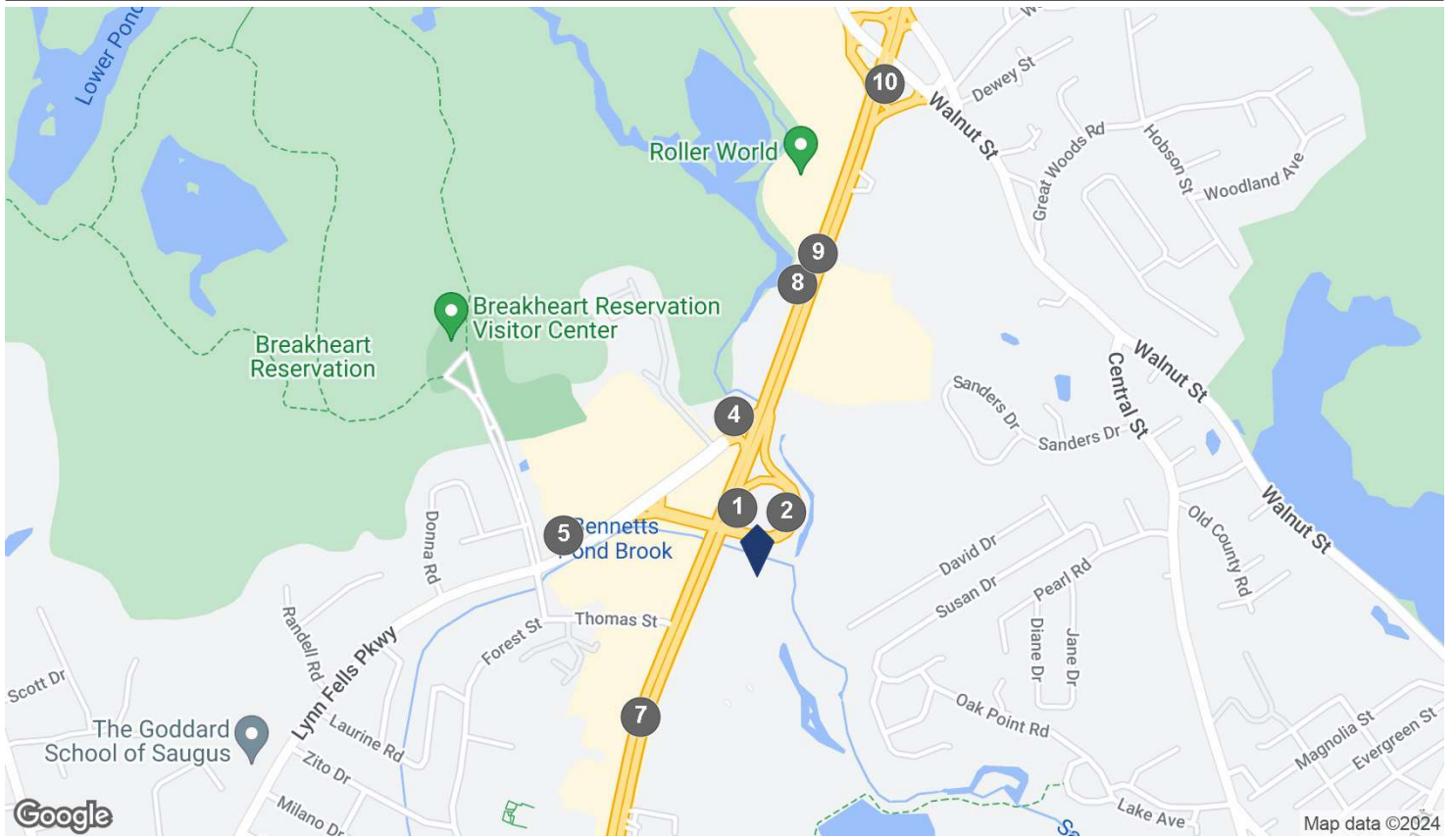


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	6,482	102,830	375,032	1,304,138	453,826
5 Yr Growth	2.3%	1.5%	0.9%	0.1%	0.7%
Median Age	47	42	40	39	40
5 Yr Forecast	47	43	41	41	41
White / Black / Hispanic	92% / 2% / 5%	83% / 8% / 14%	75% / 12% / 21%	77% / 9% / 17%	75% / 11% / 21%
5 Yr Forecast	92% / 2% / 5%	82% / 8% / 14%	75% / 12% / 21%	77% / 9% / 16%	75% / 12% / 21%
Employment	5,163	34,377	123,955	957,935	246,228
Buying Power	\$239.4M	\$4B	\$12.1B	\$52.4B	\$14.5B
5 Yr Growth	3.5%	3.3%	2.5%	2.2%	2.4%
College Graduates	26.3%	36.1%	31.6%	46.4%	37.0%
<b>Household</b>					
Households	2,552	39,668	146,473	535,267	177,311
5 Yr Growth	2.4%	1.5%	0.9%	0%	0.7%
Median Household Income	\$93,816	\$100,901	\$82,484	\$97,858	\$81,678
5 Yr Forecast	\$94,787	\$102,693	\$83,774	\$99,964	\$83,040
Average Household Income	\$120,538	\$123,375	\$106,378	\$126,331	\$105,057
5 Yr Forecast	\$122,875	\$125,114	\$107,974	\$128,393	\$106,682
% High Income (>\$75K)	64%	64%	54%	60%	53%
<b>Housing</b>					
Median Home Value	\$537,291	\$497,300	\$483,050	\$616,008	\$482,327
Median Year Built	1968	1956	1955	1953	1954
Owner / Renter Occupied	81% / 19%	69% / 31%	57% / 43%	50% / 50%	55% / 45%

# Subject Shopping Center

Saugus Plaza

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 RAMP-RT 1 NB TO LYNN FELLS PKWY		5,402	2022	0.07 mi
2 RAMP-LYNN FELLS PKWY TO RT 1 NB		7,063	2022	0.07 mi
3 LYNN FELLS PARKWAY		4,095	2022	0.18 mi
4 Lynn Fells Pkwy	Sherwood Forest Ln - SW	4,940	2022	0.18 mi
5 Lynn Fells Pkwy	Forest St - SW	19,811	2022	0.25 mi
6 Newburyport Tpke	Thomas St - N	104,041	2022	0.25 mi
7 Broadway	Thomas St - N	114,178	2015	0.25 mi
8 Newburyport Tpke	Lynn Fells Pkwy - S	108,505	2022	0.35 mi
9 Broadway	Lynn Fells Pkwy - SW	118,247	2022	0.40 mi
10 RAMP-RT 129 EB TO RTS 1 NB/129 EB	Lynn Fells Pkwy - SW	3,123	2022	0.63 mi





## Demographics

# Saugus Plaza

444 Broadway

67,887 SF Neighborhood Center

Saugus, MA 01906 - Saugus/Lynn Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



# Income & Spending Demographics

Saugus Plaza

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>2023 Households by HH Income</b>	<b>2,552</b>		<b>39,668</b>		<b>146,472</b>		<b>177,311</b>	
<\$25,000	296	11.60%	4,705	11.86%	24,685	16.85%	28,793	16.24%
\$25,000 - \$50,000	350	13.71%	4,570	11.52%	22,284	15.21%	27,585	15.56%
\$50,000 - \$75,000	277	10.85%	4,959	12.50%	20,573	14.05%	26,131	14.74%
\$75,000 - \$100,000	469	18.38%	5,428	13.68%	19,020	12.99%	23,013	12.98%
\$100,000 - \$125,000	180	7.05%	4,770	12.02%	14,710	10.04%	18,571	10.47%
\$125,000 - \$150,000	159	6.23%	3,518	8.87%	11,693	7.98%	13,804	7.79%
\$150,000 - \$200,000	473	18.53%	5,750	14.50%	16,195	11.06%	19,600	11.05%
\$200,000+	348	13.64%	5,968	15.04%	17,312	11.82%	19,816	11.18%
<b>2023 Avg Household Income</b>	<b>\$120,538</b>		<b>\$123,375</b>		<b>\$106,378</b>		<b>\$105,057</b>	
<b>2023 Med Household Income</b>	<b>\$93,816</b>		<b>\$100,901</b>		<b>\$82,484</b>		<b>\$81,678</b>	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$100.5M</b>		<b>\$1.5B</b>		<b>\$4.9B</b>		<b>\$5.9B</b>	
<b>Total Apparel</b>	<b>\$4.8M</b>	<b>4.77%</b>	<b>\$76M</b>	<b>5.02%</b>	<b>\$260.5M</b>	<b>5.28%</b>	<b>\$313.4M</b>	<b>5.30%</b>
Women's Apparel	\$2M	1.97%	\$30.7M	2.03%	\$103.5M	2.10%	\$124.4M	2.10%
Men's Apparel	\$1M	1.01%	\$16.1M	1.06%	\$54.8M	1.11%	\$66M	1.12%
Girl's Apparel	\$300.8K	0.30%	\$5M	0.33%	\$17.3M	0.35%	\$20.8M	0.35%
Boy's Apparel	\$209.2K	0.21%	\$3.6M	0.24%	\$12.6M	0.26%	\$15.2M	0.26%
Infant Apparel	\$194.7K	0.19%	\$3.2M	0.21%	\$11.5M	0.23%	\$14M	0.24%
Footwear	\$1.1M	1.09%	\$17.4M	1.15%	\$60.7M	1.23%	\$73M	1.24%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$14.3M</b>	<b>14.27%</b>	<b>\$210M</b>	<b>13.87%</b>	<b>\$674.7M</b>	<b>13.68%</b>	<b>\$808.7M</b>	<b>13.69%</b>
Entertainment	\$1.6M	1.57%	\$21.7M	1.43%	\$69.4M	1.41%	\$82.5M	1.40%
Audio & Visual Equipment/Service	\$3.2M	3.21%	\$49.2M	3.25%	\$166.9M	3.38%	\$201.2M	3.40%
Reading Materials	\$244.8K	0.24%	\$3.6M	0.24%	\$11.2M	0.23%	\$13.4M	0.23%
Pets, Toys, & Hobbies	\$2.7M	2.64%	\$38.9M	2.57%	\$122.1M	2.48%	\$146.2M	2.47%
Personal Items	\$6.6M	6.61%	\$96.5M	6.38%	\$305.1M	6.19%	\$365.5M	6.19%

<b>Total Food and Alcohol</b>	<b>\$25.6M</b>	<b>25.49%</b>	<b>\$401.8M</b>	<b>26.54%</b>	<b>\$1.4B</b>	<b>27.68%</b>	<b>\$1.6B</b>	<b>27.84%</b>
Food At Home	\$13.2M	13.18%	\$204.6M	13.51%	\$710.2M	14.40%	\$856.3M	14.49%
Food Away From Home	\$10.5M	10.44%	\$167.4M	11.06%	\$557.5M	11.30%	\$671.9M	11.37%
Alcoholic Beverages	\$1.9M	1.87%	\$29.8M	1.97%	\$97.2M	1.97%	\$117M	1.98%

<b>Total Household</b>	<b>\$18.4M</b>	<b>18.34%</b>	<b>\$271.6M</b>	<b>17.94%</b>	<b>\$855.2M</b>	<b>17.34%</b>	<b>\$1B</b>	<b>17.22%</b>
House Maintenance & Repair	\$4.1M	4.07%	\$54.9M	3.62%	\$165M	3.35%	\$193.1M	3.27%
Household Equip & Furnishings	\$6.5M	6.42%	\$98.3M	6.49%	\$317.7M	6.44%	\$380M	6.43%
Household Operations	\$5.5M	5.45%	\$81.6M	5.39%	\$258.8M	5.25%	\$308.7M	5.22%
Housing Costs	\$2.4M	2.39%	\$36.8M	2.43%	\$113.7M	2.30%	\$135.4M	2.29%

# Income & Spending Demographics

Saugus Plaza

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
	\$25M	24.89%	\$366.4M	24.20%	\$1.2B	23.94%	\$1.4B	23.91%
<b>Total Transportation/Maint.</b>								
Vehicle Purchases	\$12.1M	12.02%	\$167.9M	11.09%	\$519.5M	10.53%	\$618.4M	10.47%
Gasoline	\$5.6M	5.54%	\$84.9M	5.61%	\$285.8M	5.80%	\$344.3M	5.83%
Vehicle Expenses	\$754.1K	0.75%	\$11.9M	0.79%	\$40.7M	0.82%	\$48.6M	0.82%
Transportation	\$3.5M	3.47%	\$55.4M	3.66%	\$184.6M	3.74%	\$221.2M	3.74%
Automotive Repair & Maintenance	\$3.1M	3.11%	\$46.4M	3.06%	\$150.4M	3.05%	\$180M	3.05%
<b>Total Health Care</b>	<b>\$5M</b>	<b>5.01%</b>	<b>\$72.1M</b>	<b>4.76%</b>	<b>\$234.9M</b>	<b>4.76%</b>	<b>\$281.5M</b>	<b>4.76%</b>
Medical Services	\$3M	2.97%	\$43.6M	2.88%	\$140.8M	2.85%	\$168.6M	2.85%
Prescription Drugs	\$1.5M	1.51%	\$20.6M	1.36%	\$67.8M	1.37%	\$81.2M	1.37%
Medical Supplies	\$539.1K	0.54%	\$7.9M	0.52%	\$26.4M	0.54%	\$31.6M	0.54%
<b>Total Education/Day Care</b>	<b>\$7.3M</b>	<b>7.23%</b>	<b>\$116.2M</b>	<b>7.67%</b>	<b>\$360.8M</b>	<b>7.32%</b>	<b>\$430.4M</b>	<b>7.28%</b>
Education	\$4.4M	4.37%	\$72M	4.75%	\$224.2M	4.55%	\$267.4M	4.52%
Fees & Admissions	\$2.9M	2.86%	\$44.2M	2.92%	\$136.7M	2.77%	\$163.1M	2.76%