

# FOR LEASE



## 12,000 SF RETAIL

14 STATE STREET LYNN, MA 01901



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# 14 STATE STREET

LYNN, MA 01901

## PROPERTY SUMMARY

**14 State Street** is a highly visible, **free-standing retail property** strategically located directly across from Lynn Marketplace and adjacent to the Lynn MBTA Commuter Rail station, with immediate access to multiple bus routes. Situated near the signalized intersection of State Street and Market Street—an area with estimated traffic counts of approximately 20,000 vehicles per day—the property benefits from **exceptional exposure**. The site features approximately ±60 feet of street frontage and offers over 10 on-site parking spaces, further **enhancing accessibility and convenience**.

## PROPERTY SPECIFICATIONS

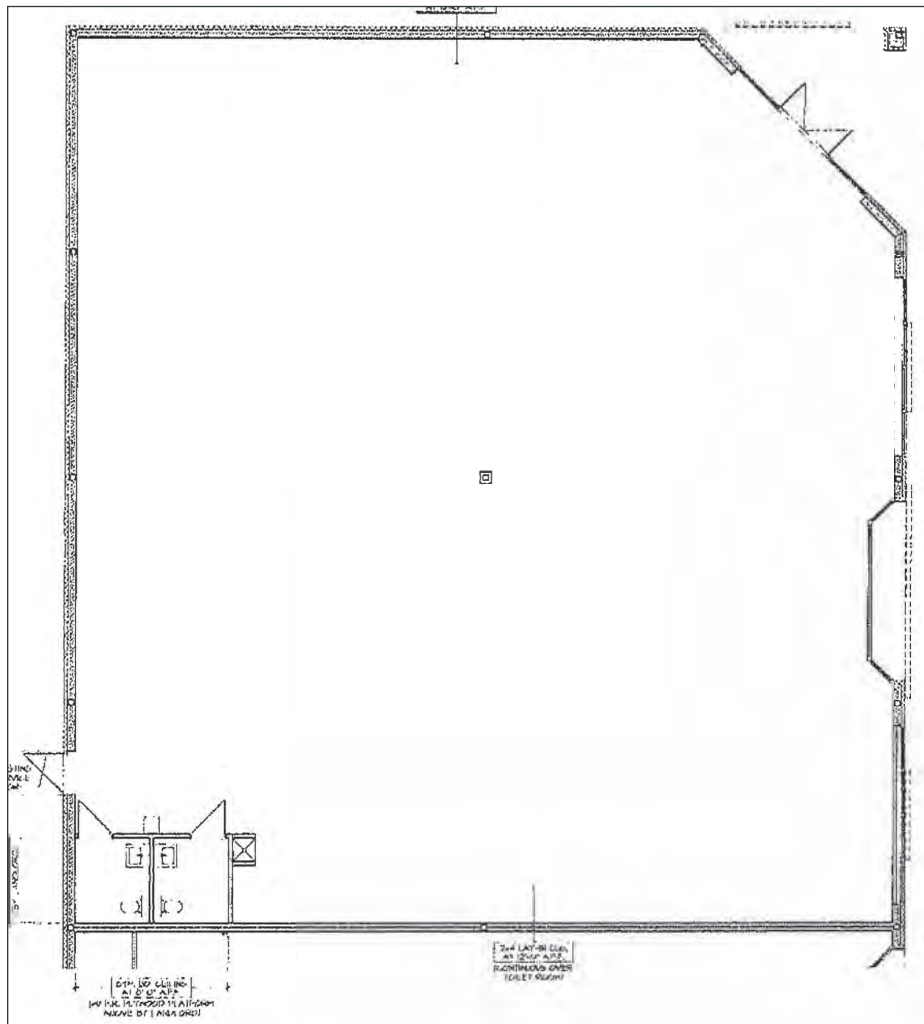
|                      |               |
|----------------------|---------------|
| Submarket            | Saugus/Lynn   |
| Building RSF         | 12,000 RSF    |
| Land                 | 0.26 Acres    |
| Year Built/Renovated | 1975          |
| Building Class       | B             |
| Parking Ratio        | 3.33/1,000 SF |
| Zoning               | CBD           |



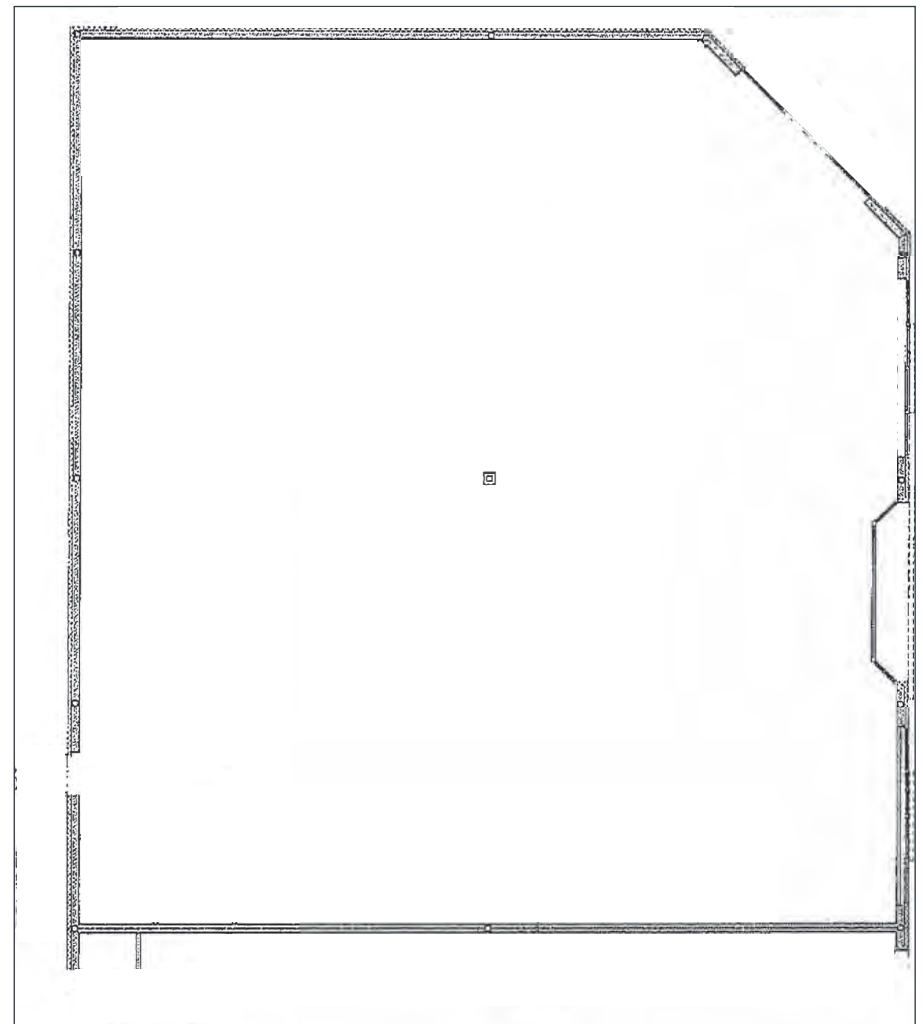
14 State Street, Lynn, MA

# LEASE AVAILABILITY

**1<sup>ST</sup> FLOOR** 6,000 RSF



**LOWER LEVEL** 6,000 RSF



# LOCATION

 **0.1 Mile**

Lynn MBTA Commuter Rail Station

 **0.2 Miles**

Lynnway

 **±4.5 Miles**

US Route 1

## Lynn Marketplace

- |                          |                       |
|--------------------------|-----------------------|
| Bank of America          | Rainbow Shops         |
| Crunch                   | Pollo Campero         |
| Dental Dreams            | S&N Dollar City       |
| Diamond Skin & Body Spa  | Sally Beauty Supply   |
| Hour Glass Cleaners      | Sherwin-Williams      |
| Masis Staffing Solutions | Stop & Compare Market |
| Pizza Hut                |                       |



## DEMOGRAPHICS

|                    | 1 Mile    | 3 Miles  | 5 Miles  |
|--------------------|-----------|----------|----------|
| Population         | ±51,318   | ±133,870 | ±290,753 |
| Daytime Population | ±39,922   | ±99,254  | ±240,470 |
| Households         | ±18,347   | ±48,629  | ±109,663 |
| Avg. HH Income     | ±\$84,989 | ±120,094 | ±128,092 |



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