

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

1ST FLOOR 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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