



922 Lynnfield Street, Lynnfield, MA



922 Lynnfield Street, Lynnfield, Massachusetts Commercial Development Opportunity

Property Overview

922 Lynnfield Street presents a rare opportunity to acquire a highly visible commercial parcel located along one of the North Shore's most heavily traveled commercial corridors. Formerly home to the well-known Good Luck Farms New England Barbecue Chicken Restaurant, the site is now vacant and offers significant redevelopment potential for investors, developers, retailers, restaurants, and owner-users.

Strategically positioned with immediate access to Route 1 and Interstate 95/Route 128, the property benefits from exceptional traffic counts, outstanding visibility, and strong demographics within the surrounding trade area.



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Location Highlights

- Prime Route 1 corridor location
- Immediate access to Interstate 95/Route 128
- Excellent visibility from Lynnfield Street (Route 129)
- High daily traffic counts
- Strong surrounding retail and commercial presence
- Affluent North Shore demographics
- Minutes from MarketStreet Lynnfield and major regional employers



Traffic Count Report

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	SALEM STREET		0.00	2024	11,584	MPSI	.03
2	MA 129	State Rte 129	0.02 NW	2025	11,523	MPSI	.05
3	CONDON CIRCLE		0.00	2024	12,718	MPSI	.05
4	LYNNFIELD STREET		0.00	2024	12,204	MPSI	.06
5	MA 129	Lynnfield St	0.02 SE	2025	12,138	MPSI	.08
6	SALEM STREET		0.00	2025	6,230	MPSI	.08
7	MA 129	Red Twig Ln	0.00 SE	2025	694	MPSI	.09
8	Salem St	Grove St	0.04 E	2023	7,330	MPSI	.09
9	SALEM STREET		0.00	2023	9,478	MPSI	.20
10	ROUTE 1 CONNECTOR	State Hwy129	0.18 S	2020	13,654	AADT	.24



Zoning

Limited Business (LB) District

The property is located within the Town of Lynnfield's Limited Business (LB) Zoning District.

Permitted Uses (By Right):

- Retail establishments
- Restaurants and food service
- Banks and financial institutions
- Professional and medical offices
- Personal service establishments

Potential Uses (Special Permit Required):

- Expanded commercial uses
- Mixed commercial concepts