



FOR SALE/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

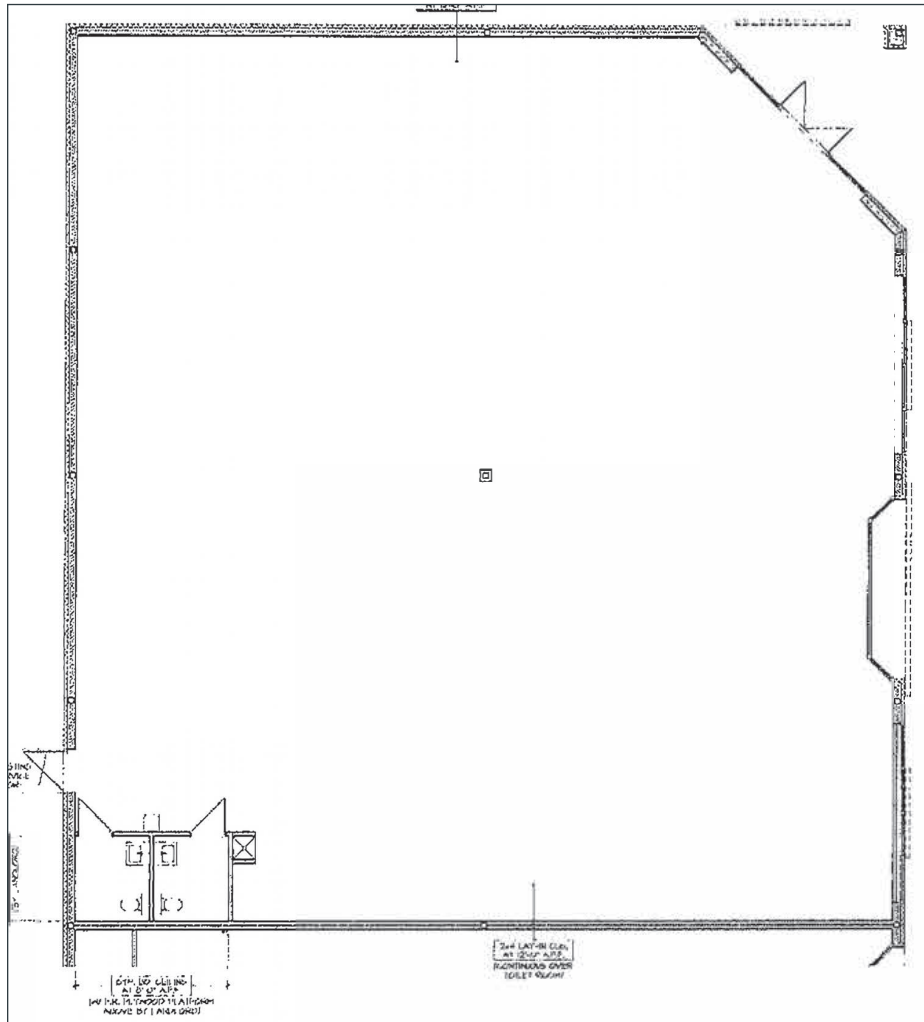
Submarket	Saugus/Lynn
Building RSF	12,000 RSF 1st Floor: 6,000 RSF / Lower Level: 6,000 RSF
Land	0.26 Acres
Year Built/Renovated	1975
Building Class	B
Parking Ratio	3.33/1,000 SF
Zoning	CBD



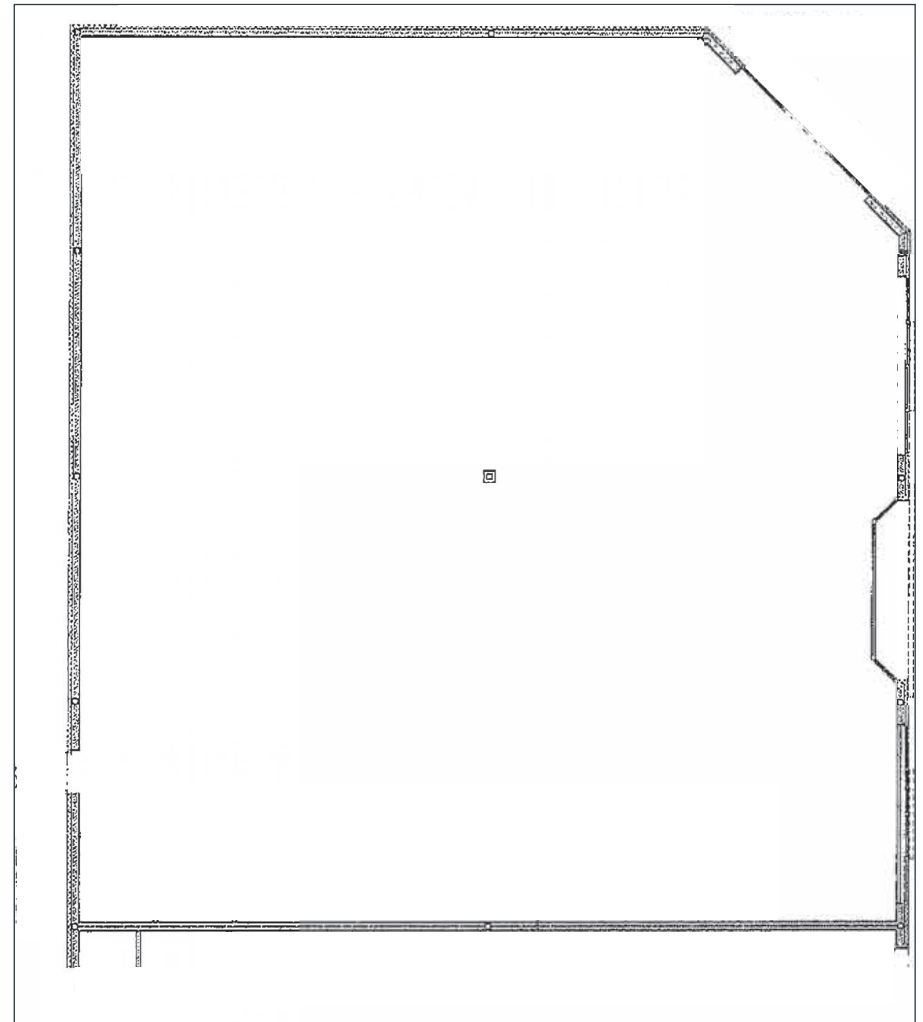
14 State Street, Lynn, MA

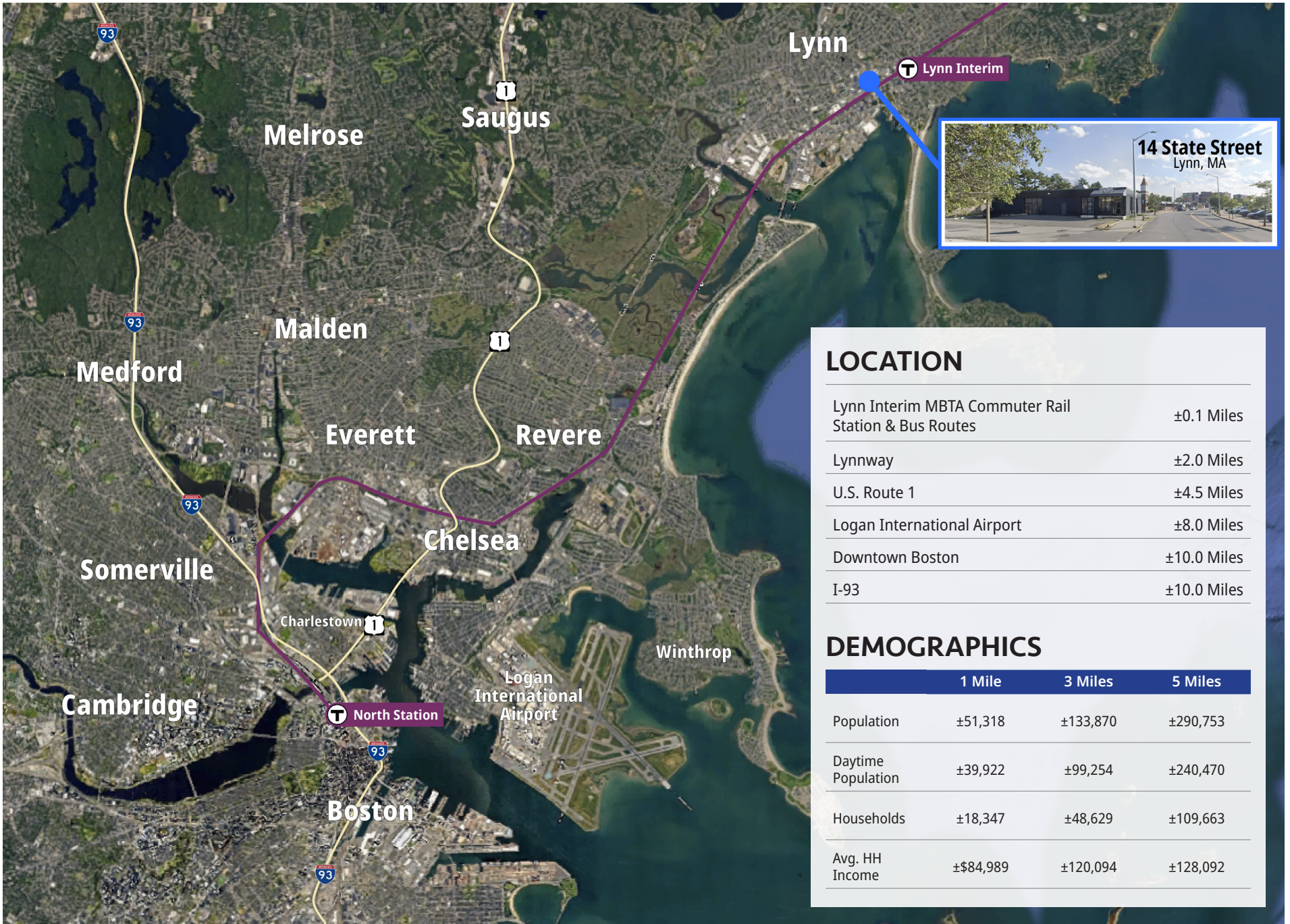
FLOOR PLANS

1ST FLOOR 6,000 RSF



LOWER LEVEL 6,000 RSF







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