

# CALDWELL

+/-6,388 SF (subdividable) • 34-38 Munroe Street • Lynn, MA



# CALDWELL

## Property Highlights

- +/- 6,388 SF (subdividable) retail or restaurant opportunities available at the newly-built Caldwell building.
- Located in the heart of Lynn, Caldwell is the city's first luxury living experience, featuring 10-stories and 259 units.
- Easily accessible from Boston, Caldwell is a 20 minute commute to North Station from the Lynn commuter rail (549 daily week-day boardings) located just steps away, or a 25 minute drive to Boston via route 1A.
- Downtown Lynn features a wide array of locally owned restaurants, bars & breweries, and public art.

## Demographics (1, 3, & 5 mile radius)

### Daytime Population

1 mile: 31,004  
3 miles: 71,635  
5 miles: 179,401

### Average Household Income

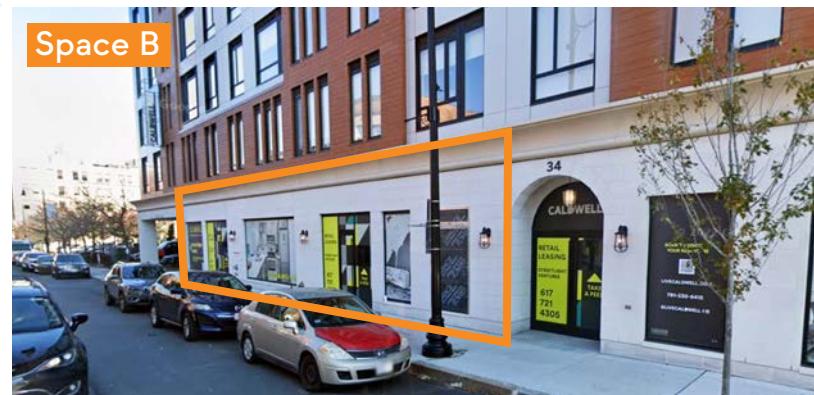
1 mile: \$61,578  
3 miles: \$87,744  
5 miles: \$94,952

### Annual Retail Expenditure

1 mile: \$419.19 M  
3 miles: \$1.42 B  
5 miles: \$3.35 B

### Annual Food & Beverage Sales

1 mile: \$134.23 M  
3 miles: \$444 M  
5 miles: \$1.05 B

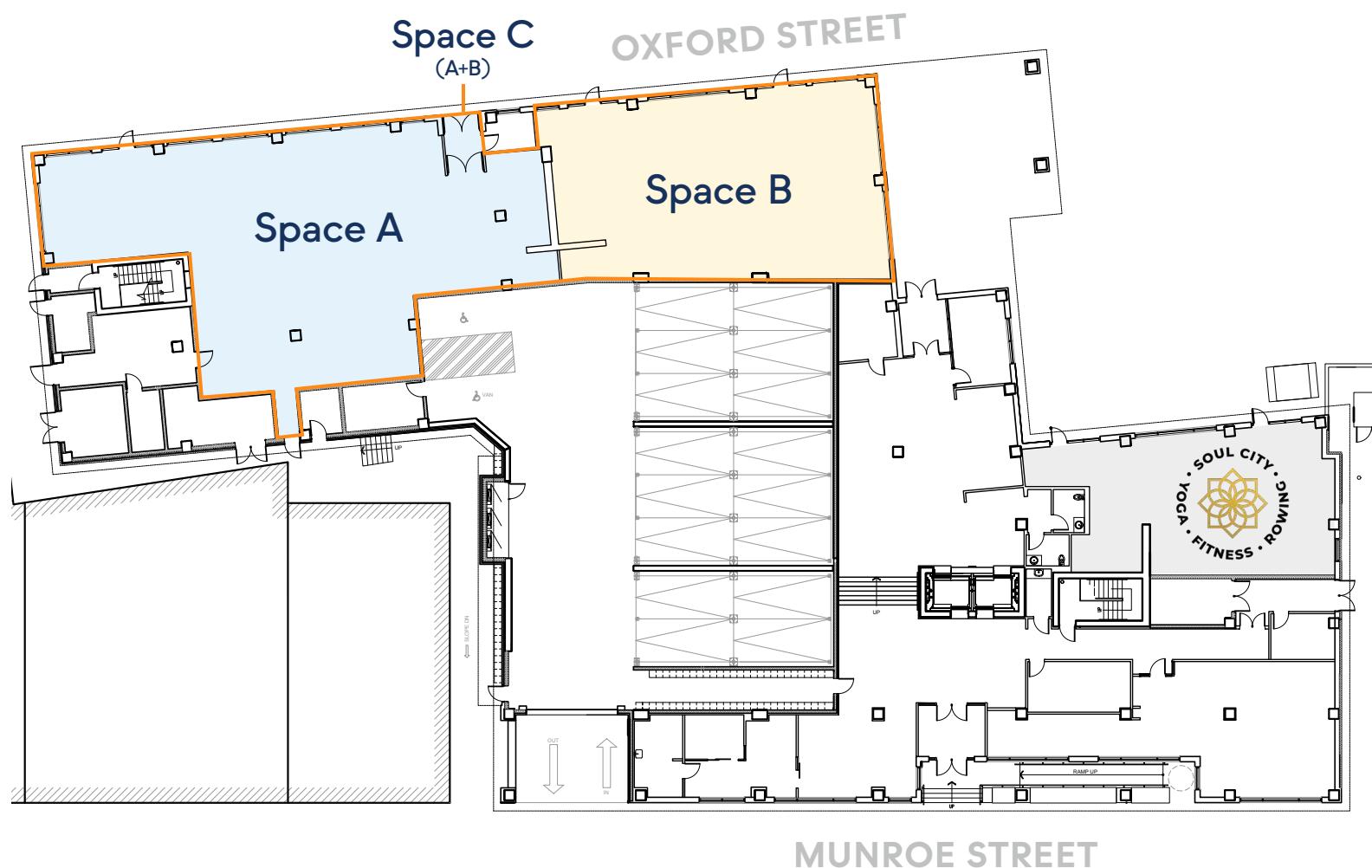


## Floor Plan

Space A	+/-3,888 SF
Space B	+/-2,500 SF
Space C	+/-6,388 SF (A+B)

## Delivery

Arranged Upon  
Lease Execution

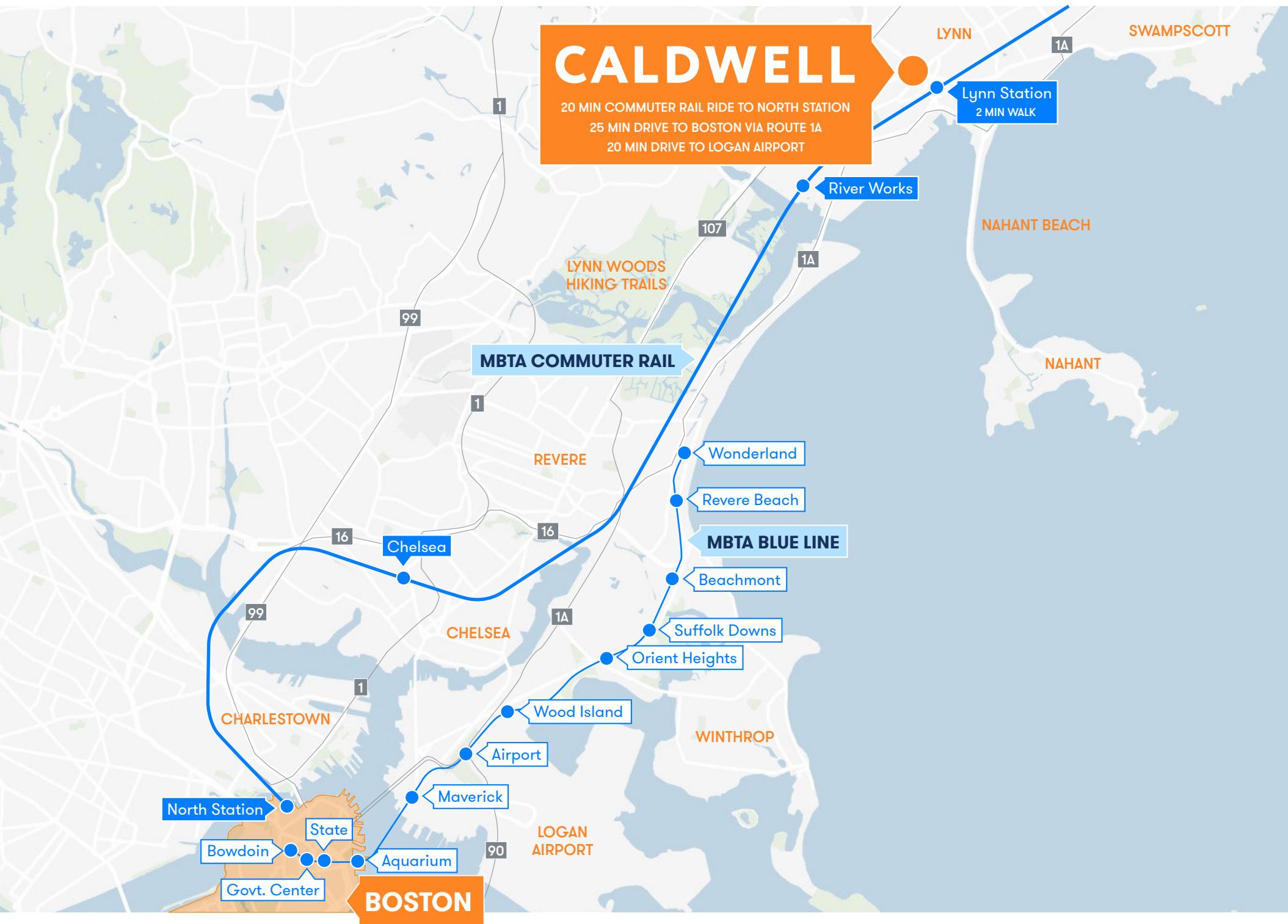


MUNROE STREET



# CALDWELL

20 MIN COMMUTER RAIL RIDE TO NORTH STATION  
25 MIN DRIVE TO BOSTON VIA ROUTE 1A  
20 MIN DRIVE TO LOGAN AIRPORT





BOSTON MA 02199

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