

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

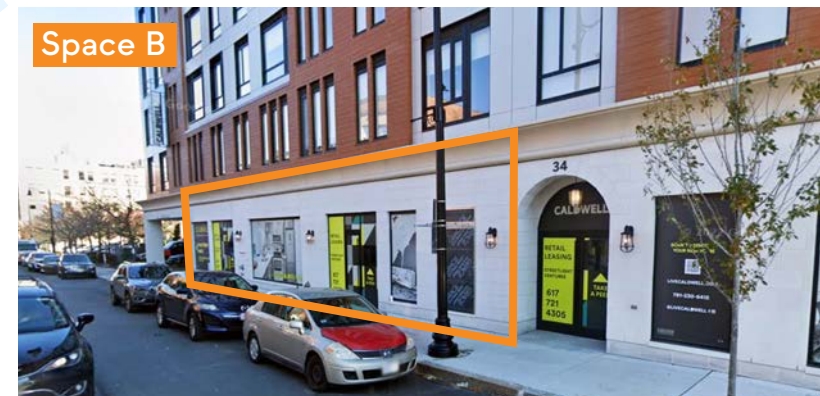
1 mile: \$61,578
3 miles: \$87,744
5 miles: \$94,952

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

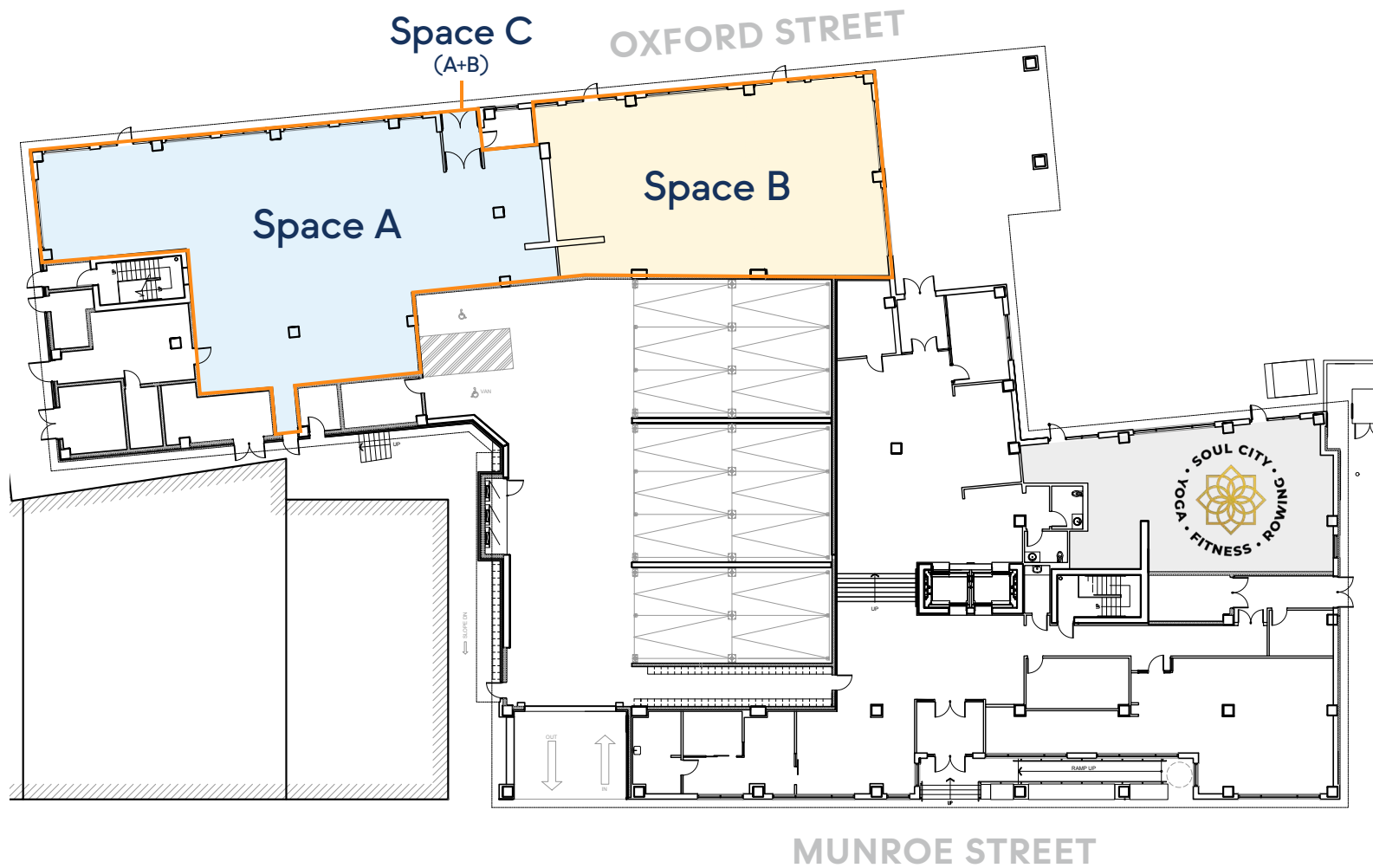
Space A | +/-3,888 SF

Space B | +/-2,500 SF

Space C | +/-6,388 SF
(A+B)

Delivery

Arranged Upon
Lease Execution





CALDWELL

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





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