

FOR LEASE: Commercial Office/Retail

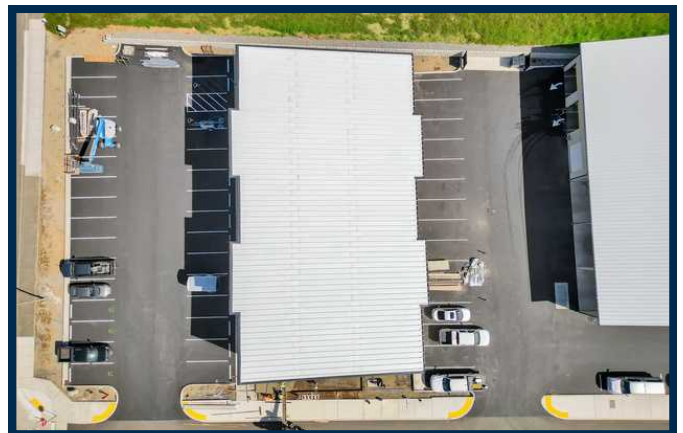
LYNDEN COMMONS - 115 S Duffner Dr, Lynden



PROPERTY OVERVIEW

OFFERED AT: \$21/SF + NNN

Commercial office/retail space available, 7,500 sf devisable down to 1,500 sf and the opportunity of a possible mezzanine. 17' clear height, 14'x14' rear roll up door and glass storefront entry along frontage. Gas heating and bathroom with vanity. Prime Lynden location 5 miles south of the Canadian border crossing at Aldergrove just off Guide Meridian (SR 539) and Birch Bay Lynden Rd. Near area of new development, zoned Regional Commercial Services with many uses allowed.



MIKE KOOY

mikekooy@windermere.com
360.739.0869
www.wrecommercial.com



FOR LEASE: Commercial Office/Retail
LYNDEN COMMONS - 115 S Duffner Dr, Lynden



FOR LEASE: Commercial Office/Retail
LYNDEN COMMONS - 115 S Duffner Dr, Lynden



MIKE KOOY



360.739.0869



mikekooy@windermere.com

Windermere
COMMERCIAL



FOR LEASE: Commercial Office/Retail

LYNDEN COMMONS - 115 S Duffner Dr, Lynden

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 115 S Duffner Dr, Lynden, WA 98264

CITY, STATE
Lynden, WA

POPULATION
17,167

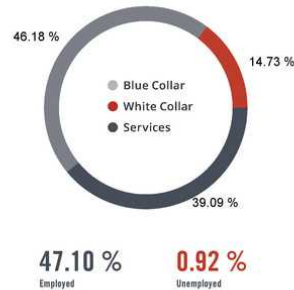
AVG. HHSIZE
2.82

MEDIAN HH INCOME
\$54,914

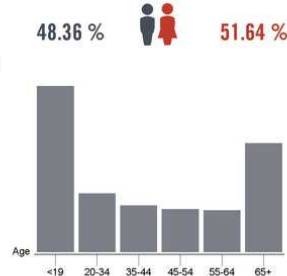
HOME OWNERSHIP

Renters:	1,895
Owners:	4,475

EMPLOYMENT



GENDER & AGE



RACE & ETHNICITY

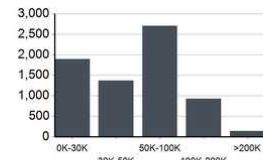
White:	84.96 %
Asian:	0.45 %
Native American:	0.10 %
Pacific Islanders:	0.13 %
African-American:	0.14 %
Hispanic:	9.06 %
Two or More Races:	5.16 %

EDUCATION

High School Grad:	32.43 %
Some College:	23.51 %
Associates:	5.01 %
Bachelors:	25.32 %

Catylst Research

INCOME BY HOUSEHOLD



HH SPENDING



The information supplied herein is for information only. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Properties shown on this map are not intended to be sold. No representation is made as to the accuracy of the information. Windermere Commercial Real Estate is not responsible for the accuracy of the information. Consult your attorney, accountant, or other professional before making any decision.

