

# 415 DEPOT ROAD

LYNDEN, WA 98264



- Lynden Farm and Home Country Store offers farm and home retail services including feed, pet supplies, clothing, lawn and garden products, hardware, and propane filling.
- Conveniently located near SR-546, which runs east-west and features a roundabout at Depot Road, and close to SR-539, a major north-south route leading directly to the Canadian border.
- Lynden is seeing strong growth potential, with planned residential expansion in the Pepin Creek Subarea, infrastructure investments, and the upcoming expansion of the Kenneth G. Ward border crossing. Combined with ongoing residential development and nearby amenities, these factors are driving increased demand and make the area attractive for investment/purchase.

# PROPERTY OVERVIEW



## PROPERTY ADDRESS

415 Depot Road  
Lynden, WA 98264



## PARCEL NUMBERS

4003202534560000/134100



## PARCEL SIZE

38,2332



## BUILDING SIZE

32,760 SF



## DESCRIPTION OF EXISTING BUSINESS

- Store Hours:  
Monday – Friday: 6:00 AM – 8:00 PM  
Saturday: 7:00 AM – 8:00 PM  
Sunday: Closed
- Lawn & Garden Supplies: Yes
- Hardware/Farm & Home Supplies: Yes  
(pet, livestock, tools, fencing, garden, seed, fertilizers, etc.)
- Propane: Yes, propane filling



## ASKING PRICE

\$3,352,892



## AVG STORE SALES/MONTH

\$208,984



## C STORE/FEED STORE MARGIN

33.42%



## ANNUAL GROSS PROFIT (2024)

\$838,223



# PROPERTY PHOTOS





**AERIAL**

**415 DEPOT ROAD  
PARCEL #:  
4003202534560000/134100  
PARCEL SIZE: 38,232 SF**

**Depot Road**

**Main Street**

DEPOT ROAD





# LOCATION OVERVIEW



LYNDEN

415 DEPOT ROAD

Main St

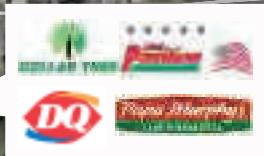
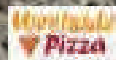
14th St

Front St

Depot Rd

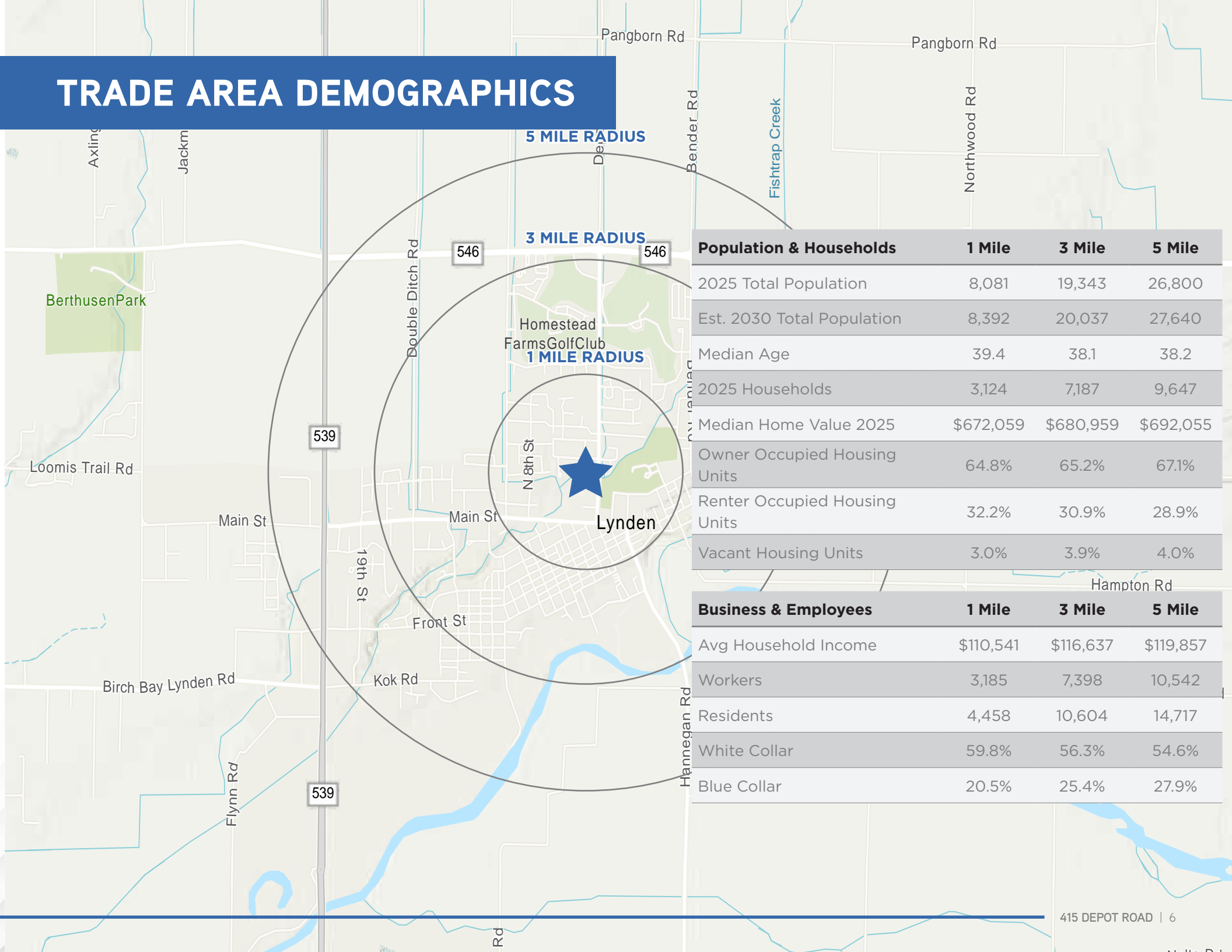
Vinup Rd

Hampton Rd





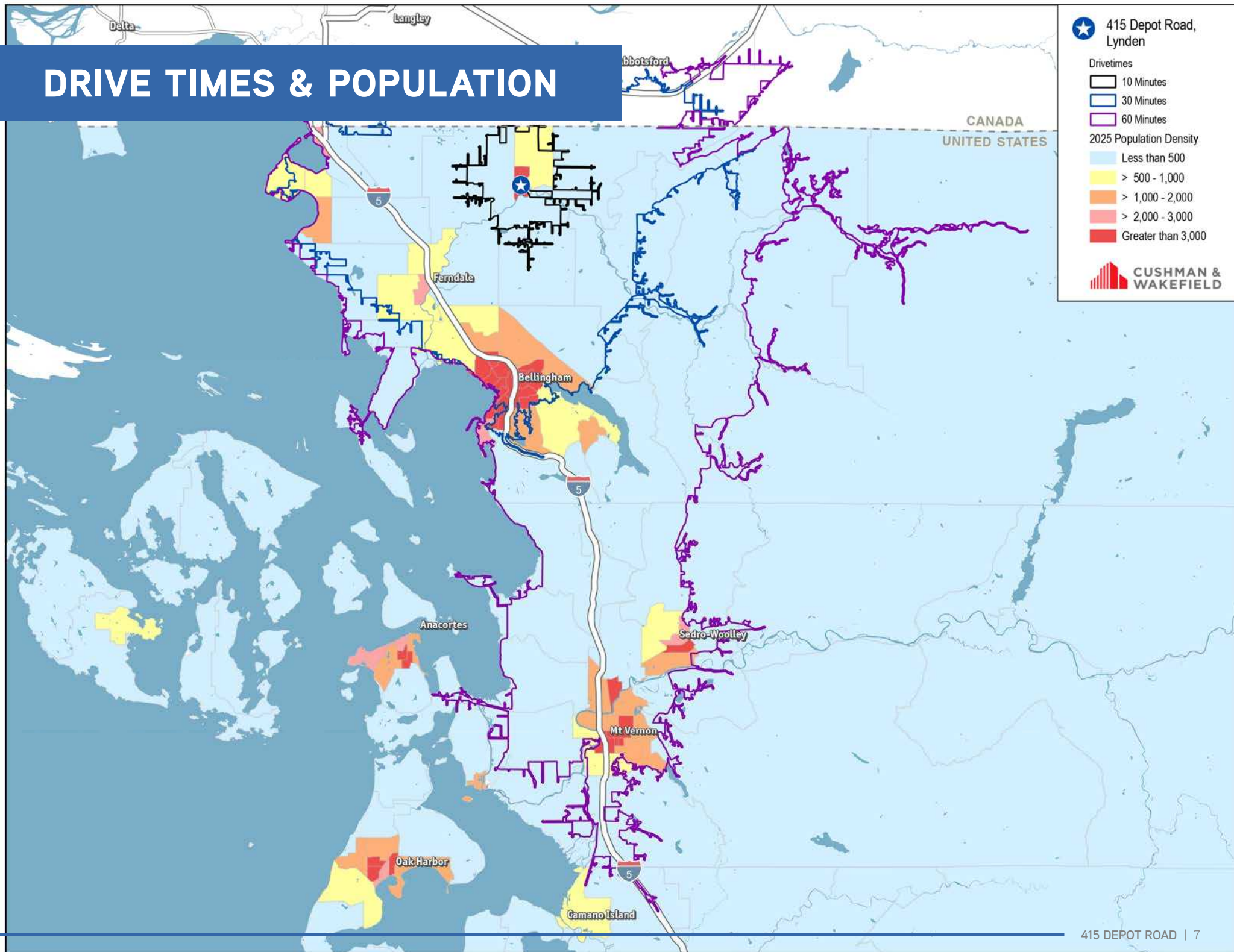
# TRADE AREA DEMOGRAPHICS



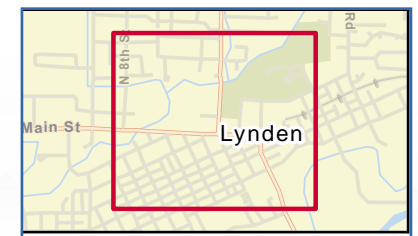
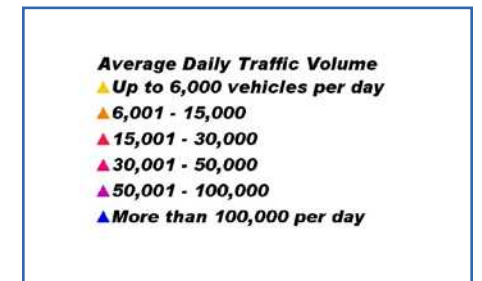
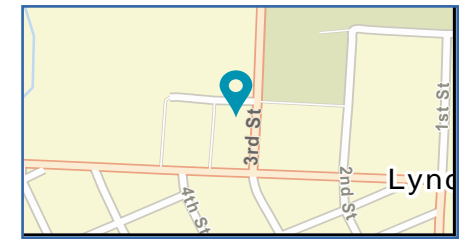
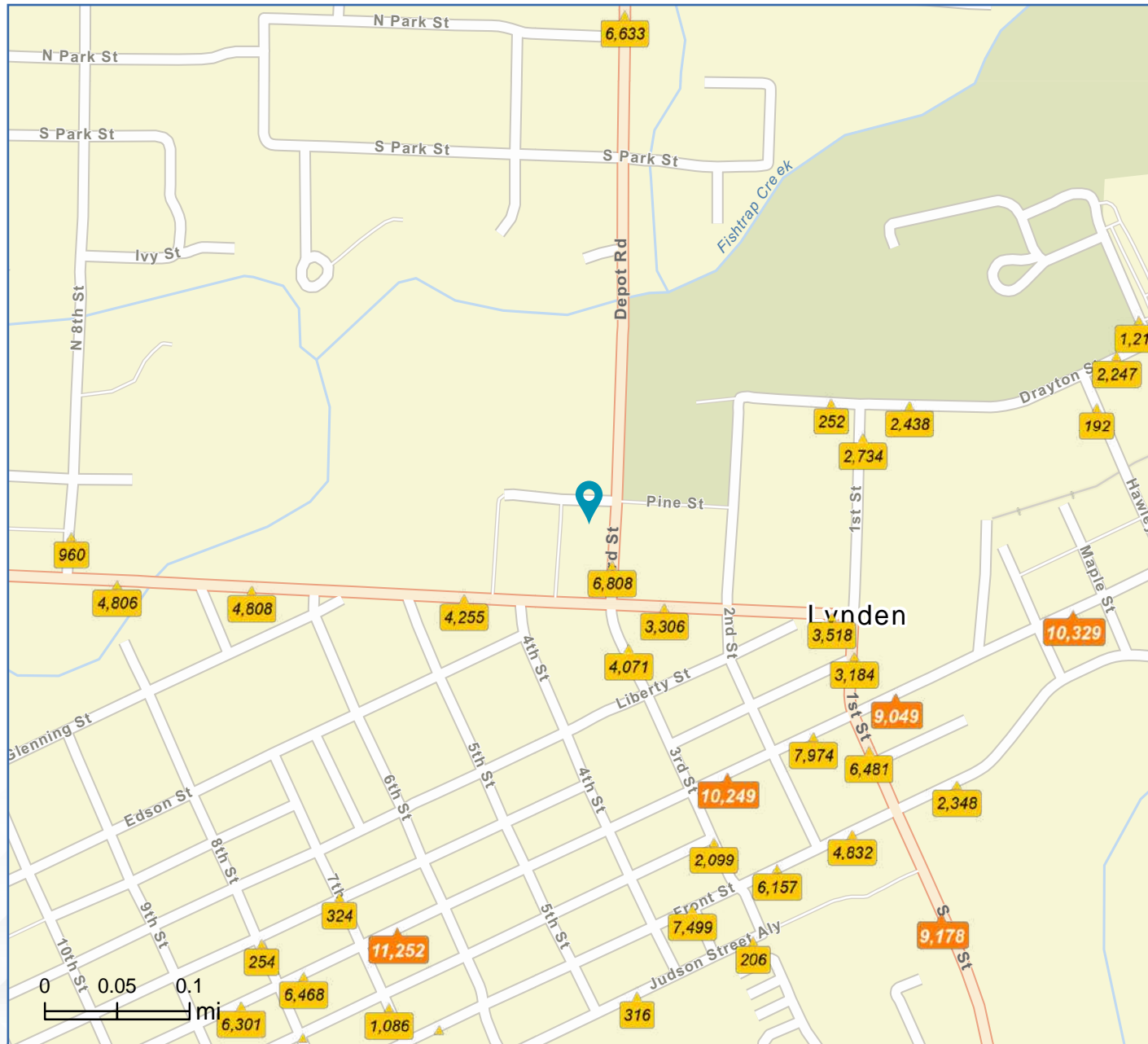
Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	8,081	19,343	26,800
Est. 2030 Total Population	8,392	20,037	27,640
Median Age	39.4	38.1	38.2
2025 Households	3,124	7,187	9,647
Median Home Value 2025	\$672,059	\$680,959	\$692,055
Owner Occupied Housing Units	64.8%	65.2%	67.1%
Renter Occupied Housing Units	32.2%	30.9%	28.9%
Vacant Housing Units	3.0%	3.9%	4.0%

Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$110,541	\$116,637	\$119,857
Workers	3,185	7,398	10,542
Residents	4,458	10,604	14,717
White Collar	59.8%	56.3%	54.6%
Blue Collar	20.5%	25.4%	27.9%

# DRIVE TIMES & POPULATION



# TRAFFIC COUNTS





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