

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.



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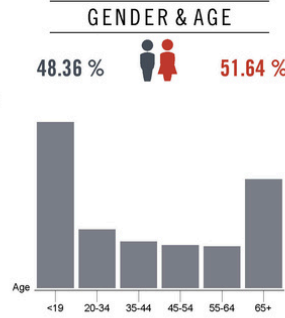
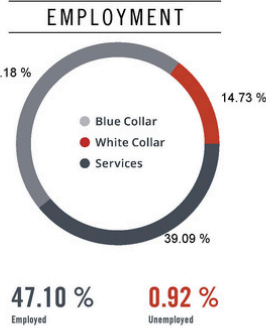
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Location Facts & Demographics

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



EDUCATION

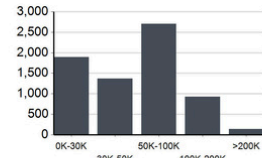
High School Grad:	32.43 %
Some College:	23.51 %
Associates:	5.01 %
Bachelors:	25.32 %

RACE & ETHNICITY

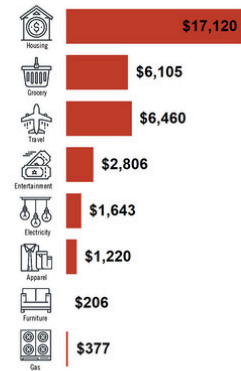
White:	84.96 %
Asian:	0.45 %
Native American:	0.10 %
Pacific Islanders:	0.13 %
African-American:	0.14 %
Hispanic:	9.06 %
Two or More Races:	5.16 %

Catlyst Research

INCOME BY HOUSEHOLD



HH SPENDING



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