

# FOR SALE

144 BIRCH BAY LYNDEN RD, LYNDEN



- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS



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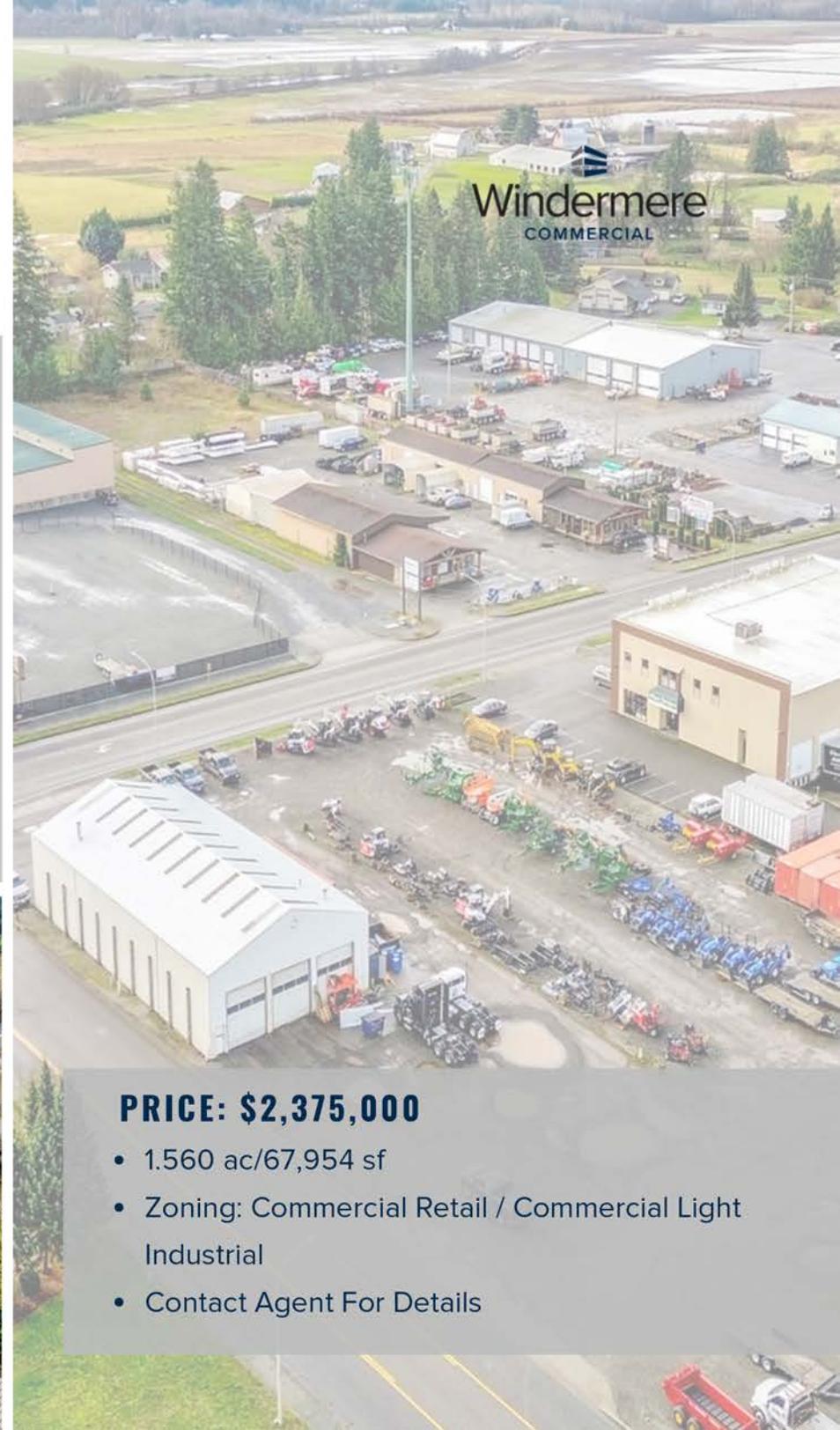
# NEARBY RETAILERS



# FOR SALE

144 BIRCH BAY LYNDEN RD, LYNDEN

Prime 1.5+ acre commercial corner offering exceptional visibility, high traffic counts, and an existing 5,000 SF shop. Zoned Regional Commercial Services (CSR), allowing a wide range of uses from retail to light industrial. Ideally located in the heart of west Lynden retail, across from Safeway and surrounded by established shopping, dining, and hospitality. The property presents strong development potential streamlined w/ a graveled site and major development costs already addressed, including stormwater treatment and detention paid through an off-site regional pond. Utilities are available on-site and in the street, with minimal frontage improvements required. Lease the shop to offset holding costs while moving forward with development.



  
Windermere  
COMMERCIAL

**PRICE: \$2,375,000**

- 1.560 ac/67,954 sf
- Zoning: Commercial Retail / Commercial Light Industrial
- Contact Agent For Details

# FOR SALE

144 BIRCH BAY LYNDEN RD, LYNDEN



# LYNDEN SUMMARY

Lynden is a city in Whatcom County, Washington, United States. It is located 15 miles (24 km) north of Bellingham, the county seat and principal city of the Bellingham Metropolitan Area. It is the second largest city in Whatcom County. The city is approximately 5 miles (8.0 km) south of the Canada-U.S. border. The city is located along the Nooksack River and State Route 539. The population of Lynden was 15,749 at the 2020 census.

Lynden is home to Washington State's largest Dutch settlement, is the heart of the region's farmland, and is an area that loves to celebrate life's simpler things. Throughout the year, this community comes together to celebrate authentic festivals and events that showcase their heritage, like the Northwest Raspberry Festival and the Farmers Day Parade. The biggest event of them all is the Northwest Washington Fair that is held annually in August.



# DEMOGRAPHICS

## 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

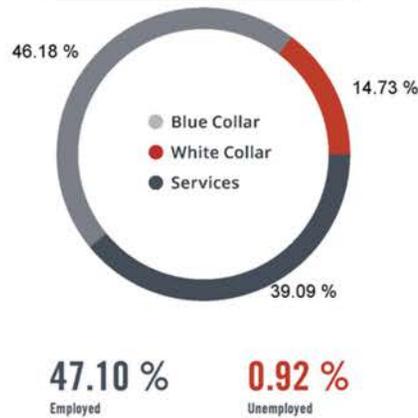
**\$54,914**

HOME OWNERSHIP

Renters: **1,895**

Owners: **4,475**

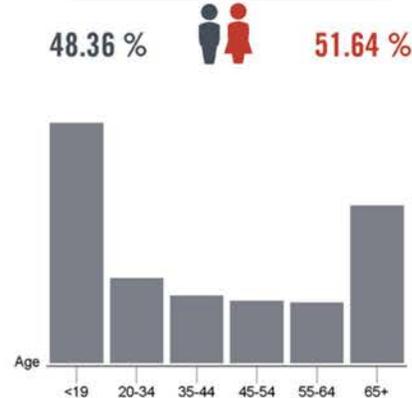
EMPLOYMENT



EDUCATION

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

GENDER & AGE

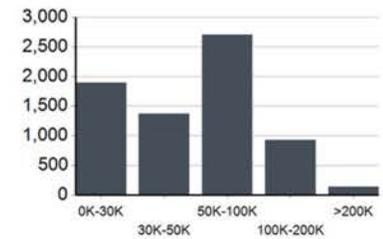


RACE & ETHNICITY

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 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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