



# FOR LEASE

6900 HANNEGAN RD, LYNDEN

- SUITE INFORMATION
- INTERIOR PHOTOS
- AREA DEMOGRAPHICS



PRESENTED BY:

**MIKE KOOY**  
WINDERMERE COMMERCIAL  
360.739.0869  
MIKEKOY@WINDERMERE.COM

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6900 HANNEGAN RD, LYNDEN

Excellent access & visibility, new retail space available. 4,100 sf devisable to 924 sf. Frontage exposure at the fully signalized intersection of Hannegan and Pole Rd with traffic counts in excess of 15,000 vehicles per day. Centrally located between Lynden, Bellingham and Everson along multiple daily commuter routes. This offering is within the existing shopping/retail center including Anytime Fitness, District Brewing, Infusion Cuisine, Edward Jones Investments & others. Zoned Small Town Commercial (STC) with many uses allowed.

## SUITE 101 DETAILS:

- \$24-\$36/SF/YR
- 1,368 SF

## SUITE 105 DETAILS:

- \$24-\$36/SF/YR
- 924 SF



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# NEARBY RETAILERS



THE *Rusty* WAGON FABER

infusion cuisine  
DiSTRiCT  
HAVEN + may  
ANYTIME FITNESS

SUBJECT PROPERTY

SINCE 1978  
MARLIN'S  
Auto Service  
The Detail Specialists

# DEMOGRAPHICS

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6900 Hannegan Rd, Lynden, WA 98264

CITY, STATE

**Lynden, WA**

POPULATION

**21,807**

AVG. HHSIZE

**2.76**

MEDIAN HH INCOME

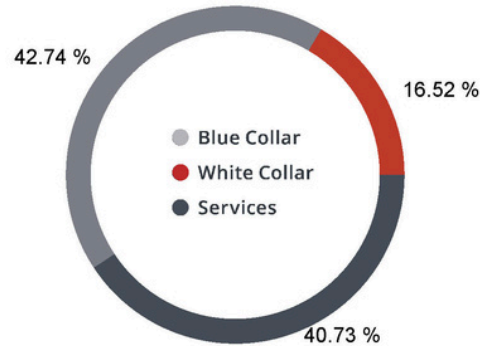
**\$56,268**

HOME OWNERSHIP

Renters: **2,181**

Owners: **5,794**

EMPLOYMENT



**47.70 %**  
Employed

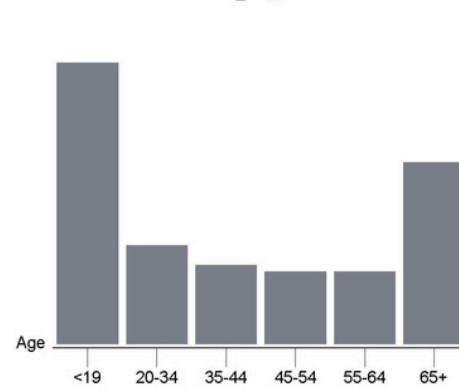
**1.26 %**  
Unemployed

EDUCATION

High School Grad: **31.87 %**  
Some College: **24.00 %**  
Associates: **5.96 %**  
Bachelors: **23.47 %**

GENDER & AGE

**48.17 %** **51.83 %**

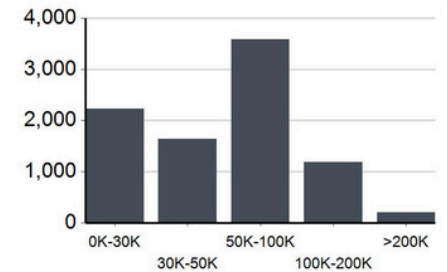


RACE & ETHNICITY

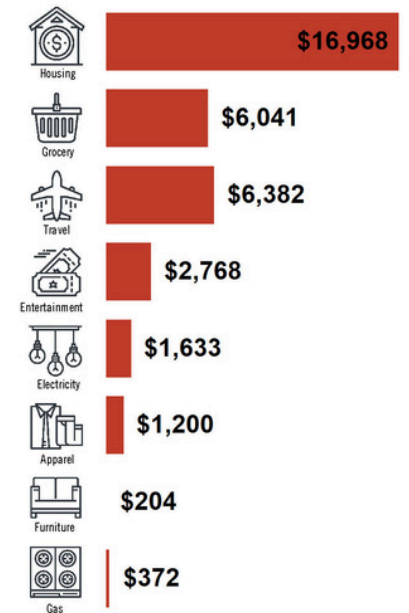
White: **71.74 %**  
Asian: **1.68 %**  
Native American: **0.14 %**  
Pacific Islanders: **0.00 %**  
African-American: **0.04 %**  
Hispanic: **15.05 %**  
Two or More Races: **11.35 %**

**Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# 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.

