

FOR LEASE — OUTPARCEL

2610 BRIDGE AVENUE, ALBERT LEA, MN



Location Features

- **Major surrounding retailers** in trade area include Walmart Supercenter, Home Depot, Bomgaars, HyVee, Dunham's Sports, Ace Hardware, Dollar Tree and more
- **Site located just off I-90 at the I-35 interchange** surrounded by the local college, high school, retail, and airport
- **66,784 sf of Retail Space Available**, divisible, pylon signage, and ample parking
- **Adjacent to Northbridge Mall:** regional mall providing retail and medical to southern MN and northern IA
- **Next to dominant grocer** in the trade area
- **Next to new 64,000 sqft Mercy One medical facility**

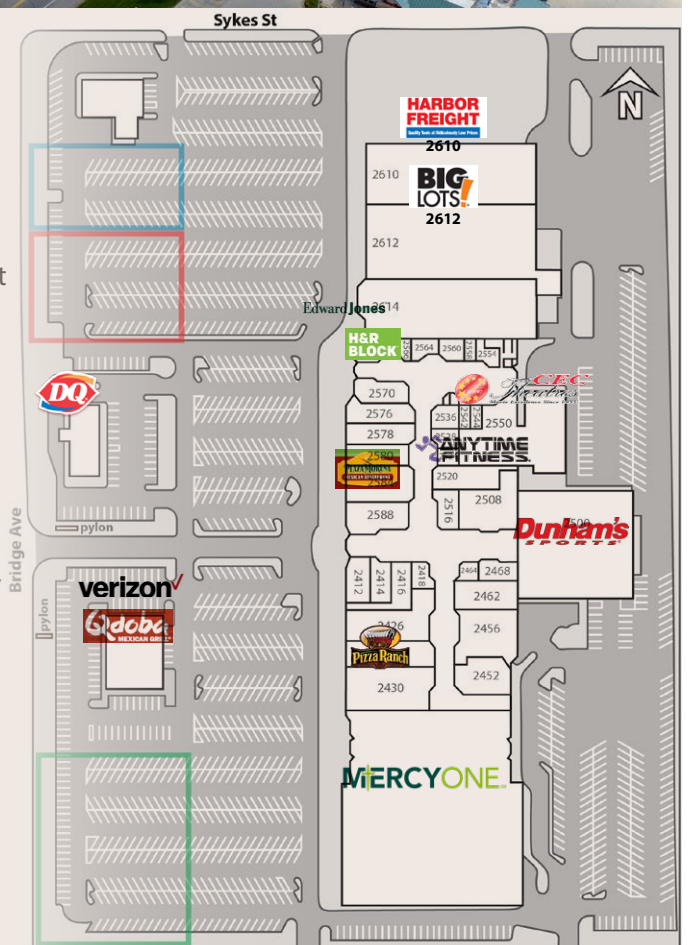
STRATEGIC LOCATION

- Trade area county seat
- Excellent street visibility
- 2 hard corners, 1 signalized
- 6 points of ingress/egress
- **Parking Ratio** — 5:1000

TRADE AREA DEMOGRAPHICS

Avg HHI: \$71,622

Population: 66,484



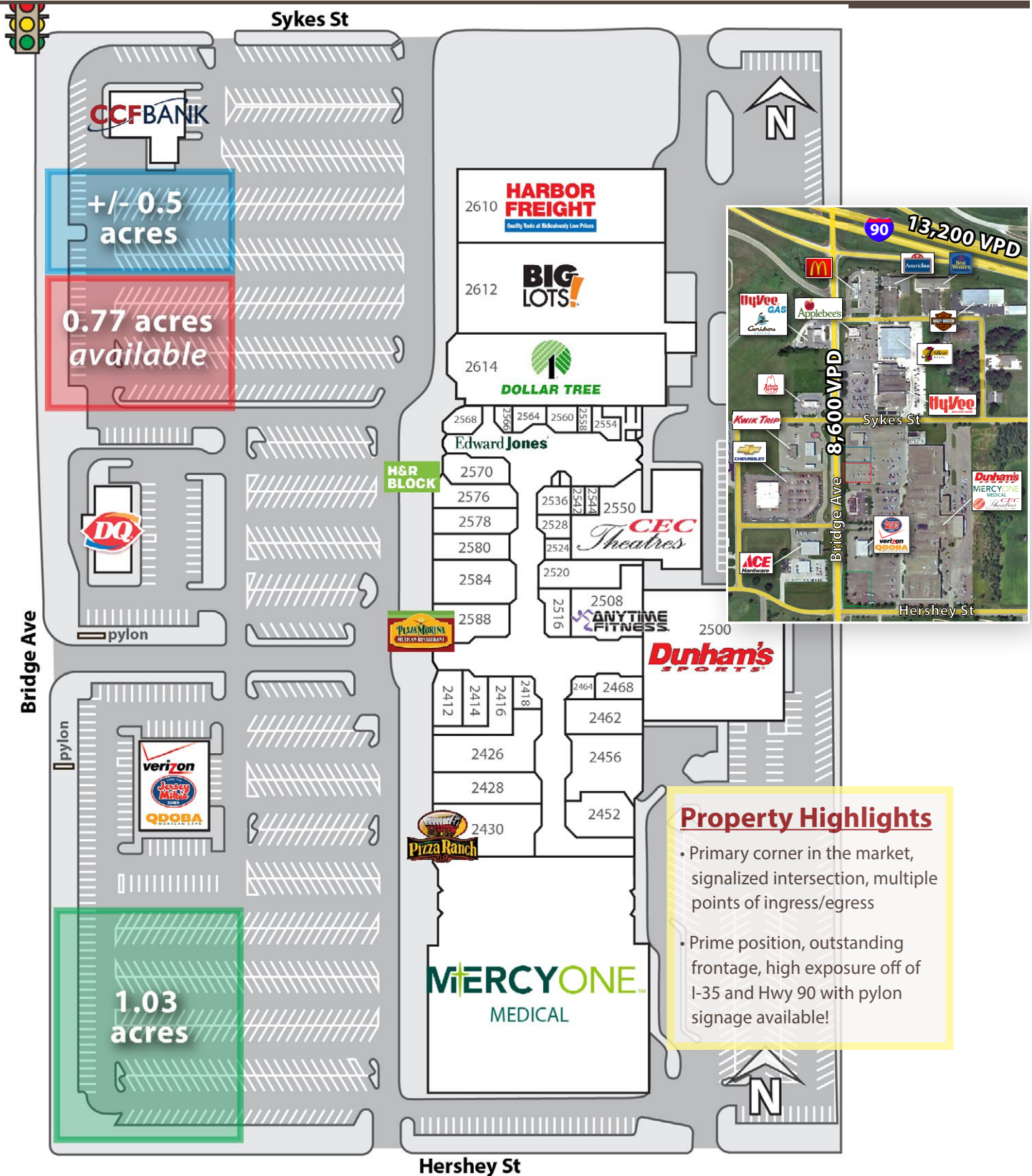
Owned and managed by
the CARRINGTON company
1.800.291.1454

For more information, contact
CHAD CHRISTENSEN

707.444.7719, office
916.801.8881, mobile
chad@thecarro.com

— SITE PLAN —

0.5, 0.77, and 1.0 acres Available



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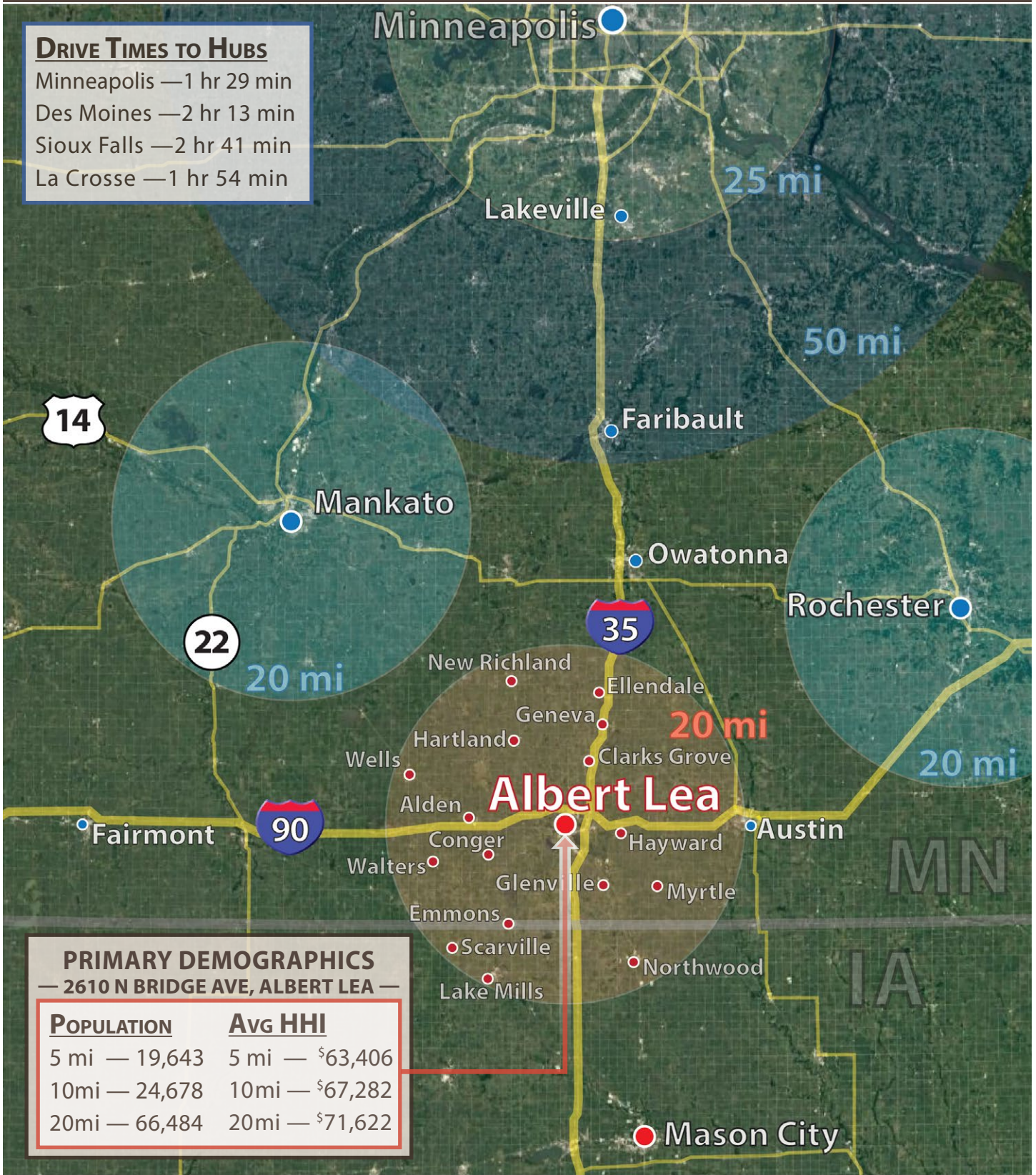
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— TRADE AREA —
Offering Multi-State Traffic

DRIVE TIMES TO HUBS

Minneapolis —1 hr 29 min
Des Moines —2 hr 13 min
Sioux Falls —2 hr 41 min
La Crosse —1 hr 54 min



PRIMARY DEMOGRAPHICS

— 2610 N BRIDGE AVE, ALBERT LEA —

<u>POPULATION</u>	<u>AVG HHI</u>
5 mi — 19,643	5 mi — \$63,406
10mi — 24,678	10mi — \$67,282
20mi — 66,484	20mi — \$71,622

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