

380 Garfield St S - Cambridge, MN



- 20,556 Total SF Building
- Isanti County
- Zoned B2 Highway Business District
- Built in 1979 (Remodeled 2015)
- 92 Parking Spaces
- > 2024 CAM & Taxes: \$3.16
- Lease Rate: \$10-14psf NNN

Suites Available

Suite # **SF** Suite 330 2476

Contact:

Matt Anderson COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.



Local Retail



Contact:

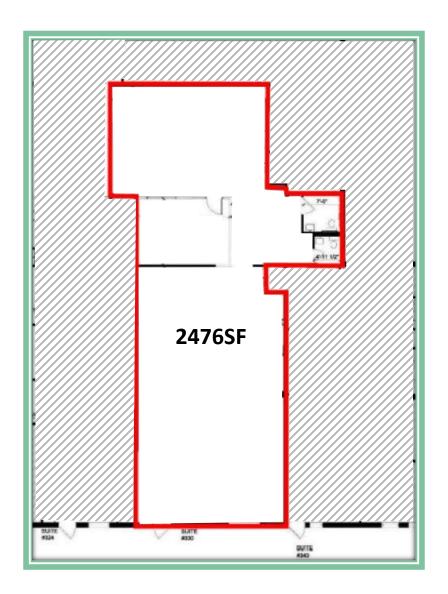
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SUITE # 330 FLOOR PLAN



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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	8209	14,246	31,576
MEDIAN HH INCOME	\$51,812	\$59,230	\$61,146
Average HH Income	\$55,001	\$72,890	\$71,935

PULLING FROM SEVERAL SURROUNDING COMMUNITIES CAMBRIDGE HAS 22,300 CPD TRAVELING INTO ITS RETAIL HUB.

TRAFFIC COUNTS CITY OF CAMBRIDGE

HWY 65 AT HWY 95 22,700 CARS PER DAY

HWY 65 AT MAIN ST 18,900 CARS PER DAY

HWY 95 AT OPPORTUNITY BLVD. 22,300 CARS PER DAY

HWY 95 AT MAIN ST 14,200 CARS PER DAY

HWY 95 AT SPIRIT RIVER DR. 11,500 CARS PER DAY

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