

**209 1<sup>st</sup> Ave E  
 Cambridge, MN 55008**



- 1982 SF for Lease
- Welcoming Reception Area
- 7 Large Offices
- Sizable Conference Room
- Lease Rate - \$16 Modified Gross
- Tenant Pay for Utilities
- Restricted Uses: Pawn Shop - Dance Studio - Liquor Store -  
 Tattoo Shop - Nail Salon - Smoke Shop

**Contact:**

**Nik Anderson**  
 COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax  
[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

**Contact:**

**Matt Anderson**  
 COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax  
[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

## Local Retail



### Contact:

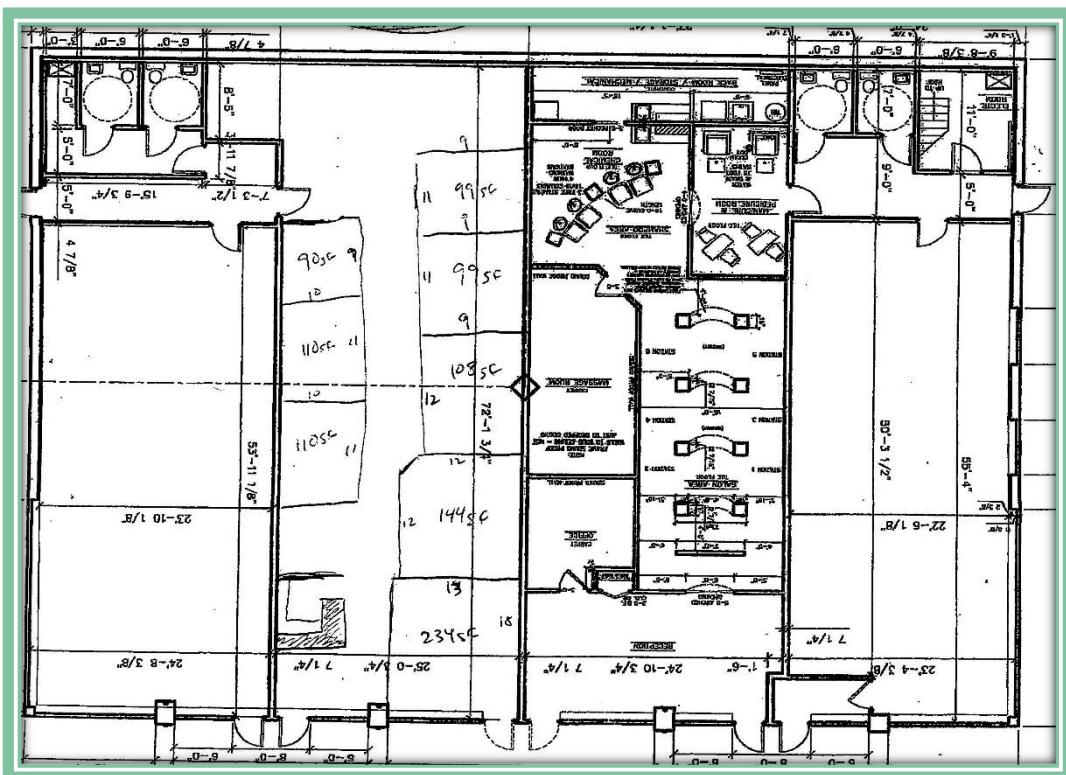
**Matt Anderson**

COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

## Floor Plans



Contact:

**Nik Anderson**

COMMERCIAL AGENT

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**

COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

## Interior Photos

**Contact:****Nik Anderson****COMMERCIAL AGENT**

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

[Nik@ricproperty.com](mailto:Nik@ricproperty.com)**Contact:****Matt Anderson****COMMERCIAL BROKER**

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)



<b><u>DEMOGRAPHICS</u></b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>POPULATION</b>	<b>8209</b>	<b>14,246</b>	<b>31,576</b>
<b>MEDIAN HH INCOME</b>	<b>\$51,812</b>	<b>\$59,230</b>	<b>\$61,146</b>
<b>AVERAGE HH INCOME</b>	<b>\$55,001</b>	<b>\$72,890</b>	<b>\$71,935</b>

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

**TRAFFIC COUNTS CITY OF CAMBRIDGE**

<b>HWY 65 AT HWY 95</b>	<b>22,700 CARS PER DAY</b>
<b>HWY 65 AT MAIN ST</b>	<b>18,900 CARS PER DAY</b>
<b>HWY 95 AT OPPORTUNITY BLVD.</b>	<b>22,300 CARS PER DAY</b>
<b>HWY 95 AT MAIN ST</b>	<b>14,200 CARS PER DAY</b>
<b>HWY 95 AT SPIRIT RIVER DR.</b>	<b>11,500 CARS PER DAY</b>

Contact:

**Nik Anderson**

**COMMERCIAL AGENT**

651.497.7222 direct 763.689.0349 office 763.552.5754 fax

[Nik@ricproperty.com](mailto:Nik@ricproperty.com)

Contact:

**Matt Anderson**

**COMMERCIAL BROKER**

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)