

209 1st 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

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Contact:

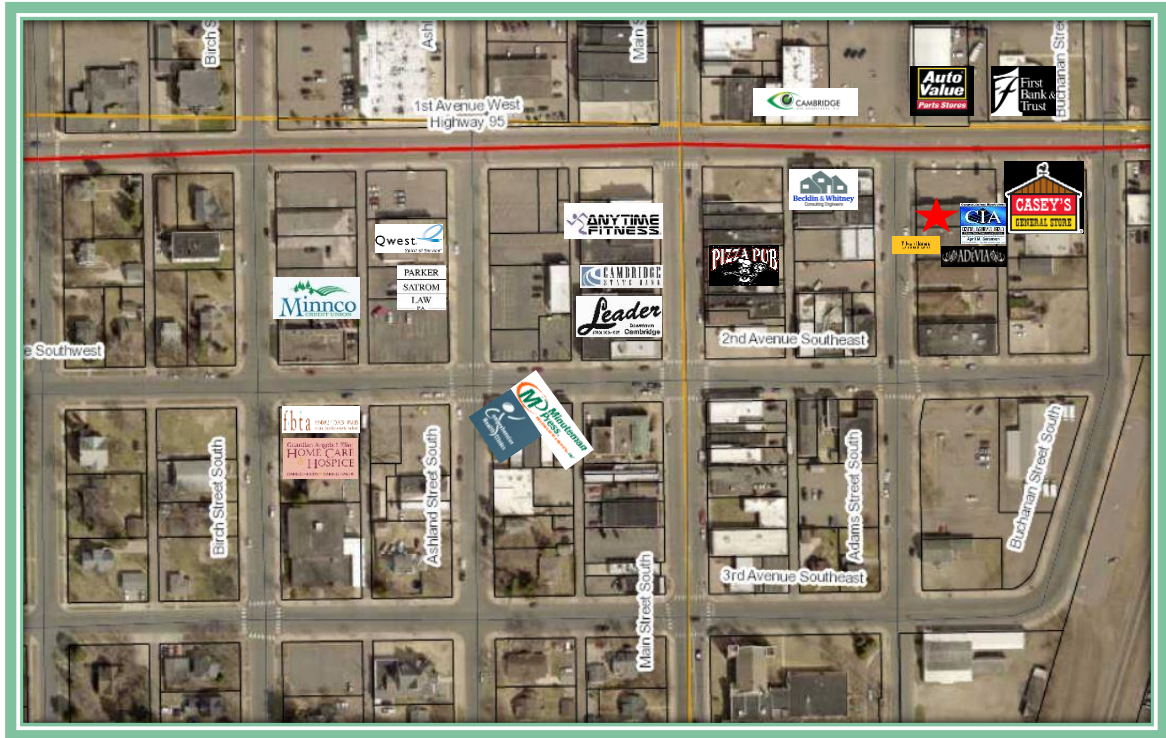
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Local Retail



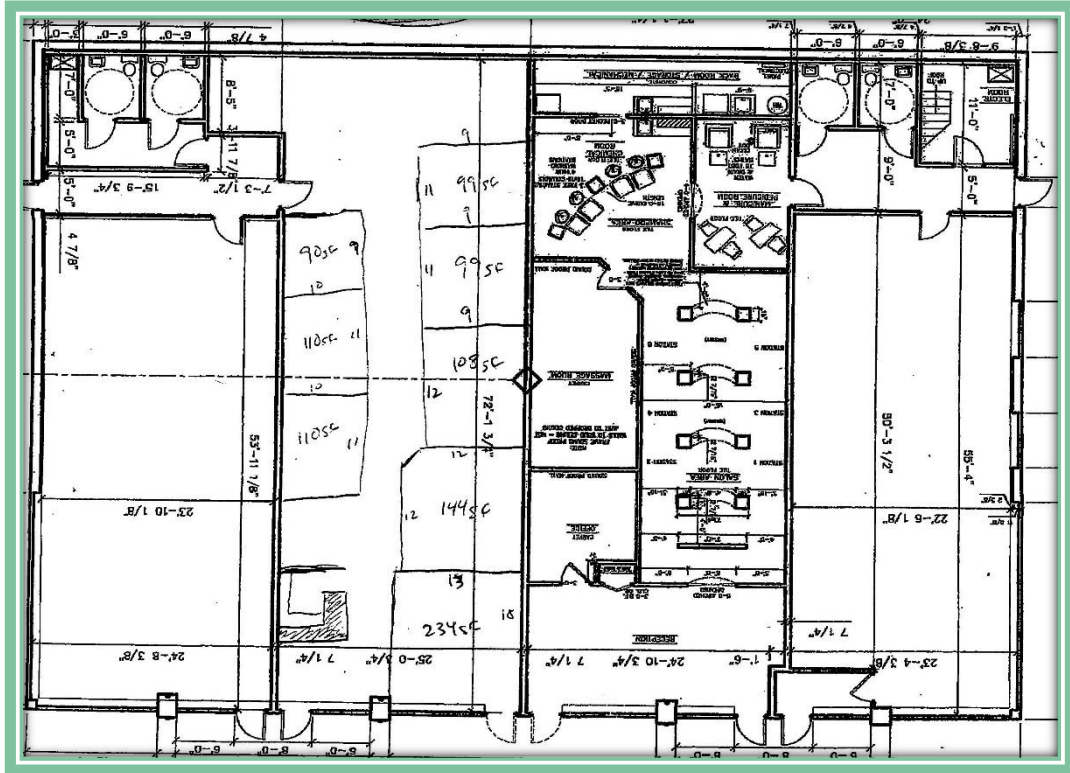
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Floor Plans



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Interior Photos



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<u>DEMOGRAPHICS</u>	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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