

538 Main St. S Cambridge, MN 55008



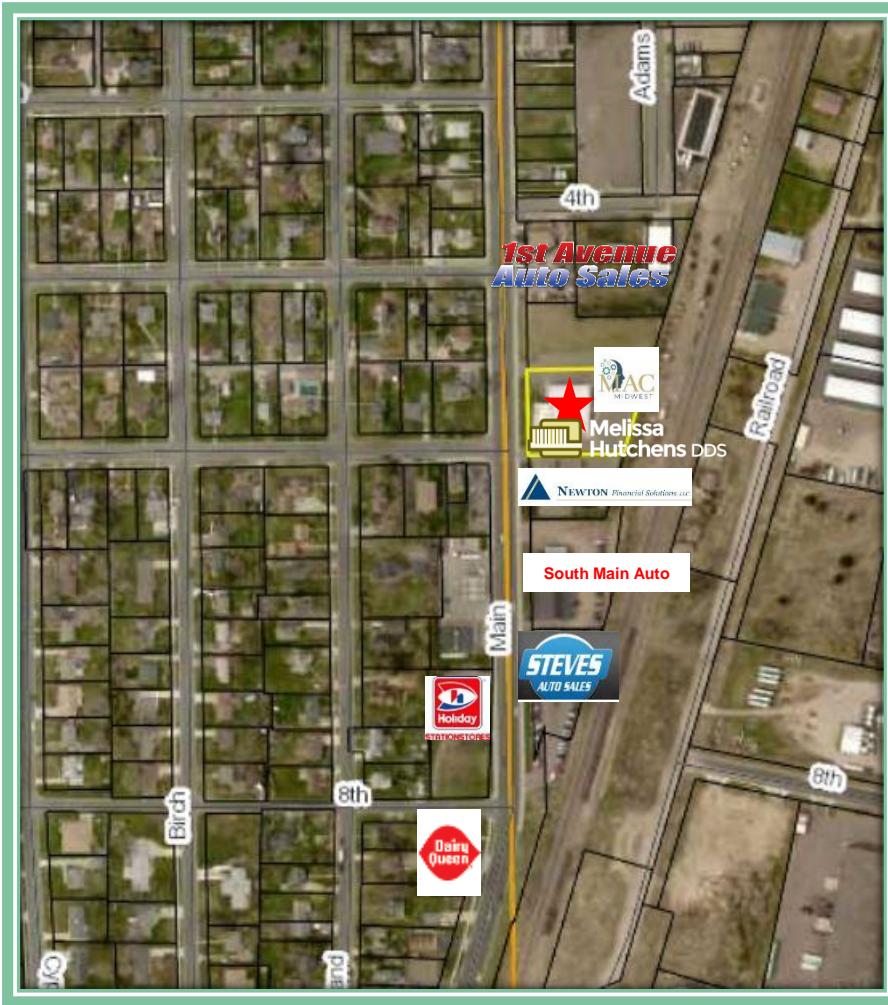
- 9626sf Building
- 48 shared Parking Spaces
- Fully Leased
- Business District
- 2025 Property Tax - \$18,930

Sale Price \$1,250,000

Contact:**Matt Anderson****COMMERCIAL BROKER**

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com



Local Retail

Contact:

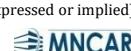
Matt Anderson

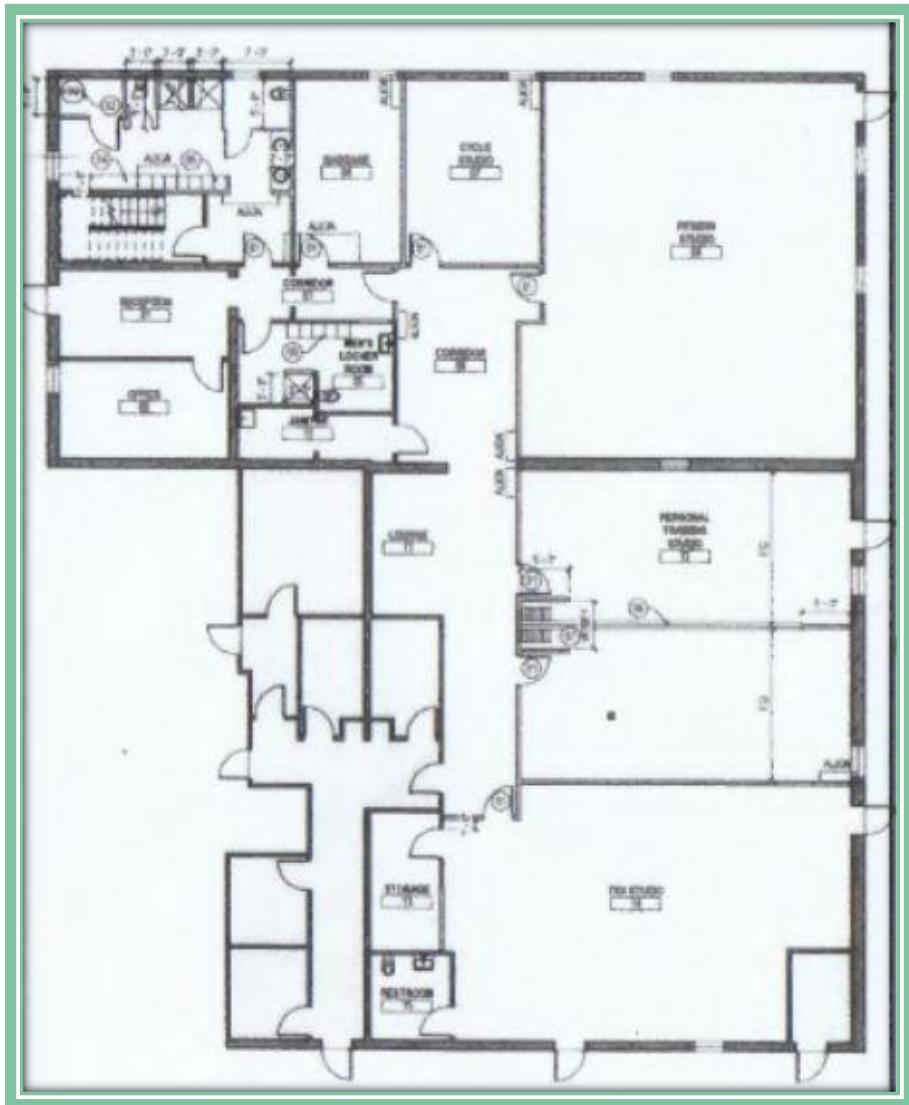
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

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.





Floor Plans

Contact:**Matt Anderson****COMMERCIAL BROKER**

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Interior Photos



Contact:

Matt Anderson

COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com



<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 IT'S 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

Contact:

Matt Anderson

COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com