

XXX 3rd Ave NE, Cambridge, MN



- .30 acres (13,068SF)
- Isanti County
- PID(s): 15.186.0090
- Zoned B-1 Downtown Business District
- Shared Parking Agreement already in place
- Site has the Potential for a 6000 SF building
- 2025 Property Taxes \$1626
- Permitted Uses:
 - Day Care Facility
 - Financial Institution
 - Commercial Recreation
 - Medical / Dental Office
 - Offices
 - Retail Sales

Sale Price: \$12 psf

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Local Retail



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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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