

# FOR LEASE — OUTPARCEL

2610 BRIDGE AVENUE, ALBERT LEA, MN



## Location Features

- **Major surrounding retailers** in trade area include Walmart Supercenter, Home Depot, Bomgaars, HyVee, Dunham's Sports, Ace Hardware, Dollar Tree and more
- **Site located just off I-90 at the I-35 interchange** surrounded by the local college, high school, retail, and airport
- **66,784 sf of Retail Space Available**, divisible, pylon signage, and ample parking
- **Adjacent to Northbridge Mall:** regional mall providing retail and medical to southern MN and northern IA
- **Next to dominant grocer** in the trade area
- **Next to new 64,000 sqft Mercy One medical facility**

## STRATEGIC LOCATION

- Trade area county seat
- Excellent street visibility
- 2 hard corners, 1 signalized
- 6 points of ingress/egress
- **Parking Ratio** — 5:1000

## TRADE AREA DEMOGRAPHICS

Avg HHI: \$71,622

Population: 66,484



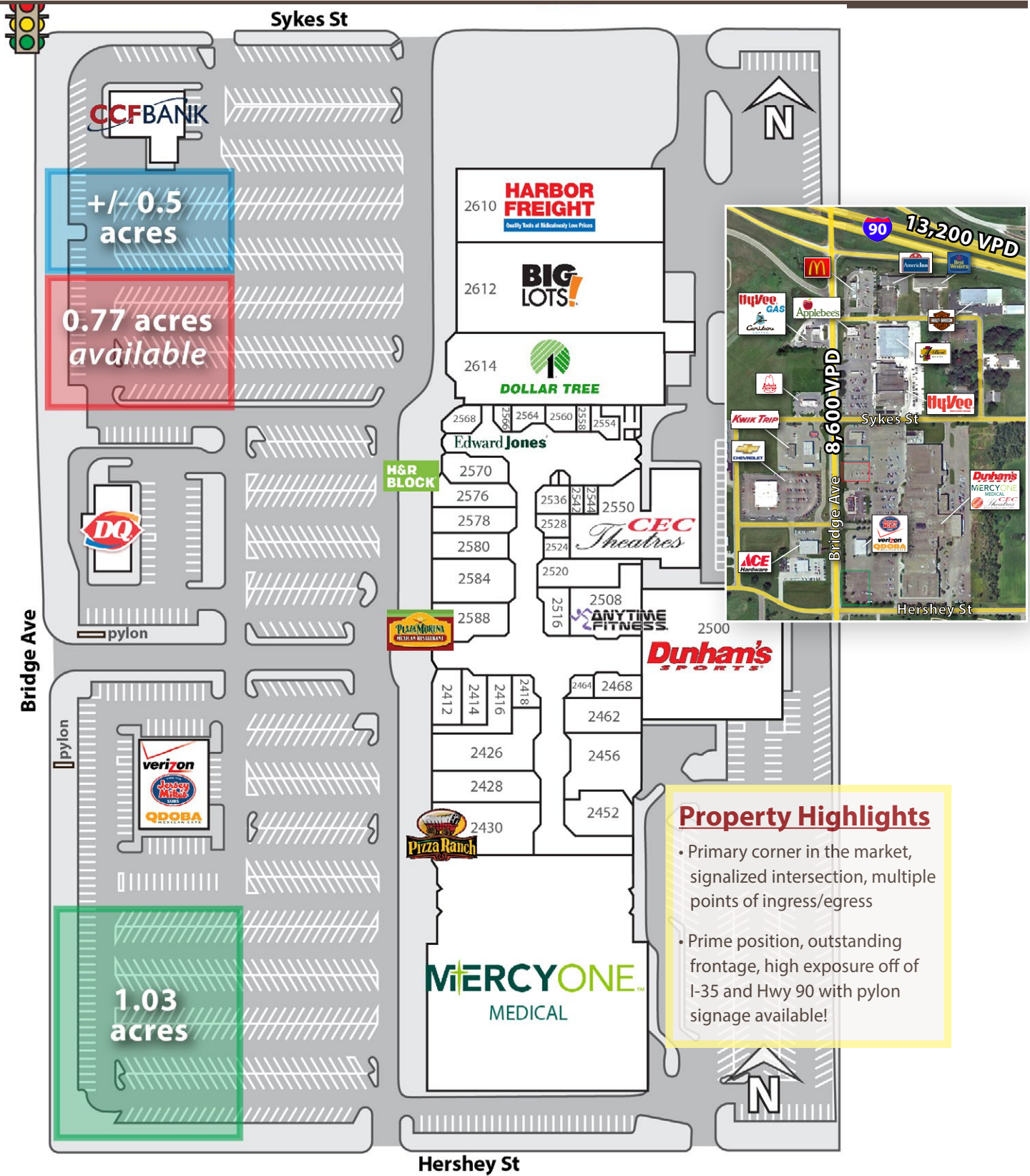
Owned and managed by  
the CARRINGTON company  
1.800.291.1454

For more information, contact  
CHAD CHRISTENSEN

707.444.7719, office  
916.801.8881, mobile  
chad@thecarro.com

# — SITE PLAN —

0.5, 0.77, and 1.0 acres Available



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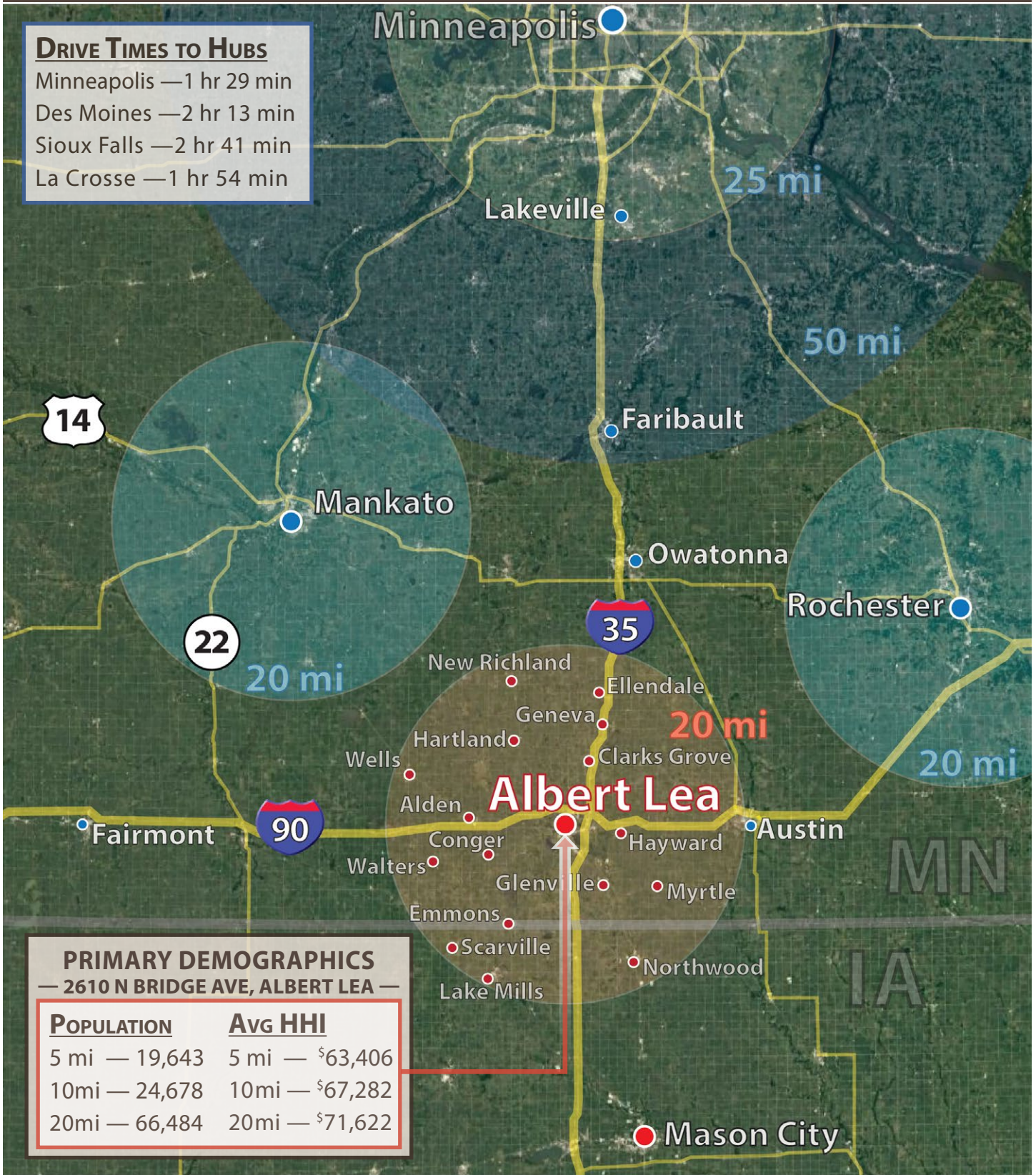
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**— TRADE AREA —**  
Offering Multi-State Traffic

**DRIVE TIMES TO HUBS**

Minneapolis —1 hr 29 min  
Des Moines —2 hr 13 min  
Sioux Falls —2 hr 41 min  
La Crosse —1 hr 54 min



**PRIMARY DEMOGRAPHICS**

— 2610 N BRIDGE AVE, ALBERT LEA —

<u>POPULATION</u>	<u>AVG HHI</u>
5 mi — 19,643	5 mi — \$63,406
10mi — 24,678	10mi — \$67,282
20mi — 66,484	20mi — \$71,622

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