

West of Westrom's Corner on Main St



- 19.79 Acres (862,052 SQ. FT.)
- Isanti County
- PID(s): 15.008.0601 & 15.008.0700
- 2025 COMBINED Taxes \$1998
- Zoned B-2 Highway Business District
- Permitted Uses

Auto Repair & Service

Auto Sales

Restaurants

Vet Clinic

Retail Sales

Sale Price: \$5 - \$10 psf

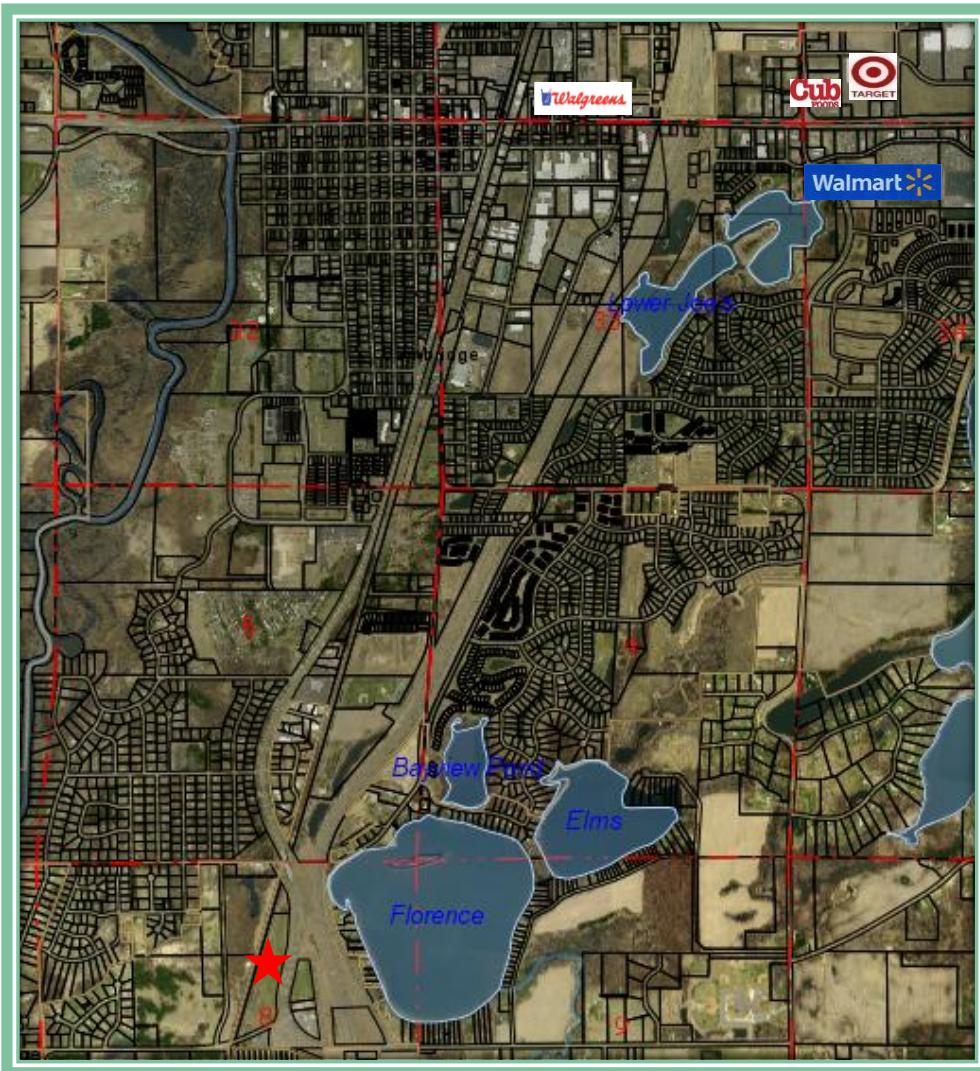
Contact:

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COMMERCIAL BROKER

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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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