

49,271 SF AT NORTHBRIDGE MALL

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007

RETAIL FOR SALE



OFFERING SUMMARY

PRICE:	Negotiable
BUILDING SF:	49,271
SIGNAGE:	On Building
YEAR BUILT:	1986 and Many Updates Over the Years
PARKING:	Large Asphalt Surface Lot, Heavy Parking
ZONING:	B-2, Community Business District

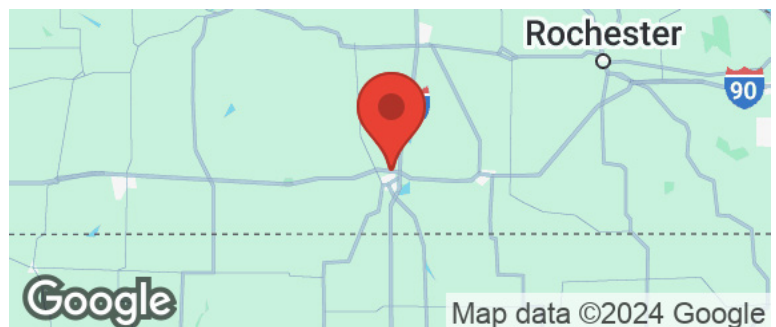
PROPERTY OVERVIEW

Developer/Owner-User opportunity within Northbridge Mall located in Albert Lea, Minnesota the county seat of Freeborn County and 90 miles of the Twin Cities, Minneapolis- Saint Paul.

This space could be a great fit for a large church, indoor pickleball courts, storage, skating arena, big box store, many possibilities here. Flexible zoning allowing for a wide variety of usages.

PROPERTY HIGHLIGHTS

- Adjacent to Interstate 90
- Albert Lea, MN is at the Crossroads of I-90/I-35 - 90 miles South of Twin Cities
- Located next to Riverland Community College and Albert Lea High School
- County Seat of Freeborn County: Ensures Long-Term Job Stability, CRE User Demand, and Highest Household Incomes in Region



AMK PROPERTIES TEAM

Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

MATTHEW KLEIN, CCIM

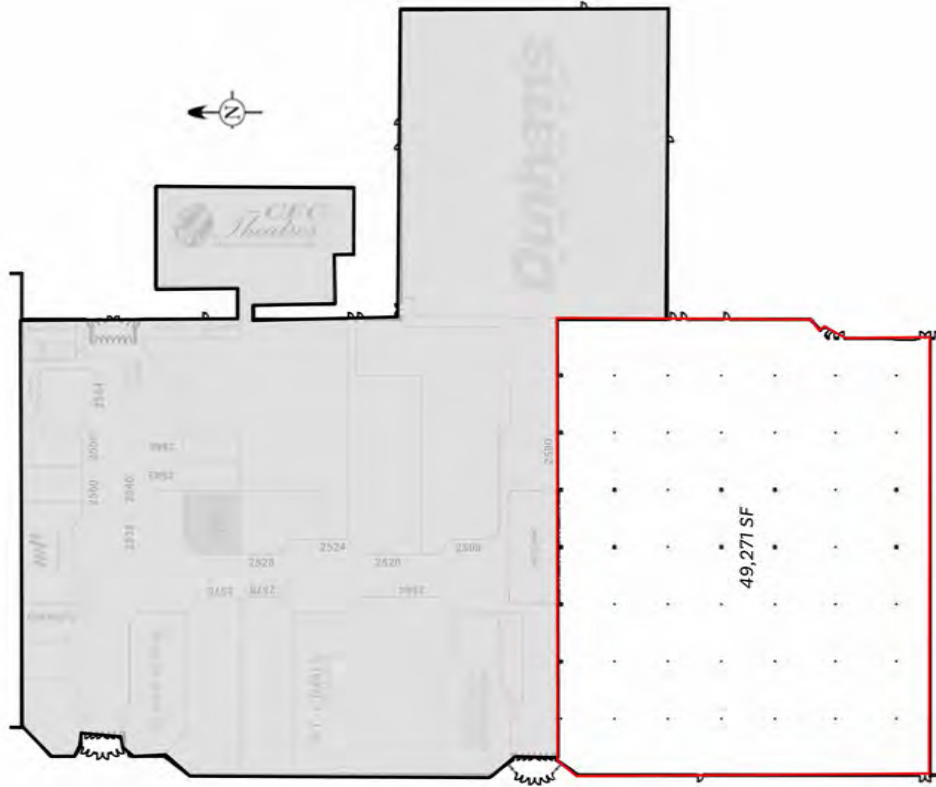
Senior Vice President, Principal
(612) 382-3403
mklein@suntide.com
20186454, Minnesota



49,271 SQUARE FEET

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FLEXIBLE ZONING



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NORTHBRIDGE MALL

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ALBERT LEA, MINNESOTA



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AREA BUSINESS MAP

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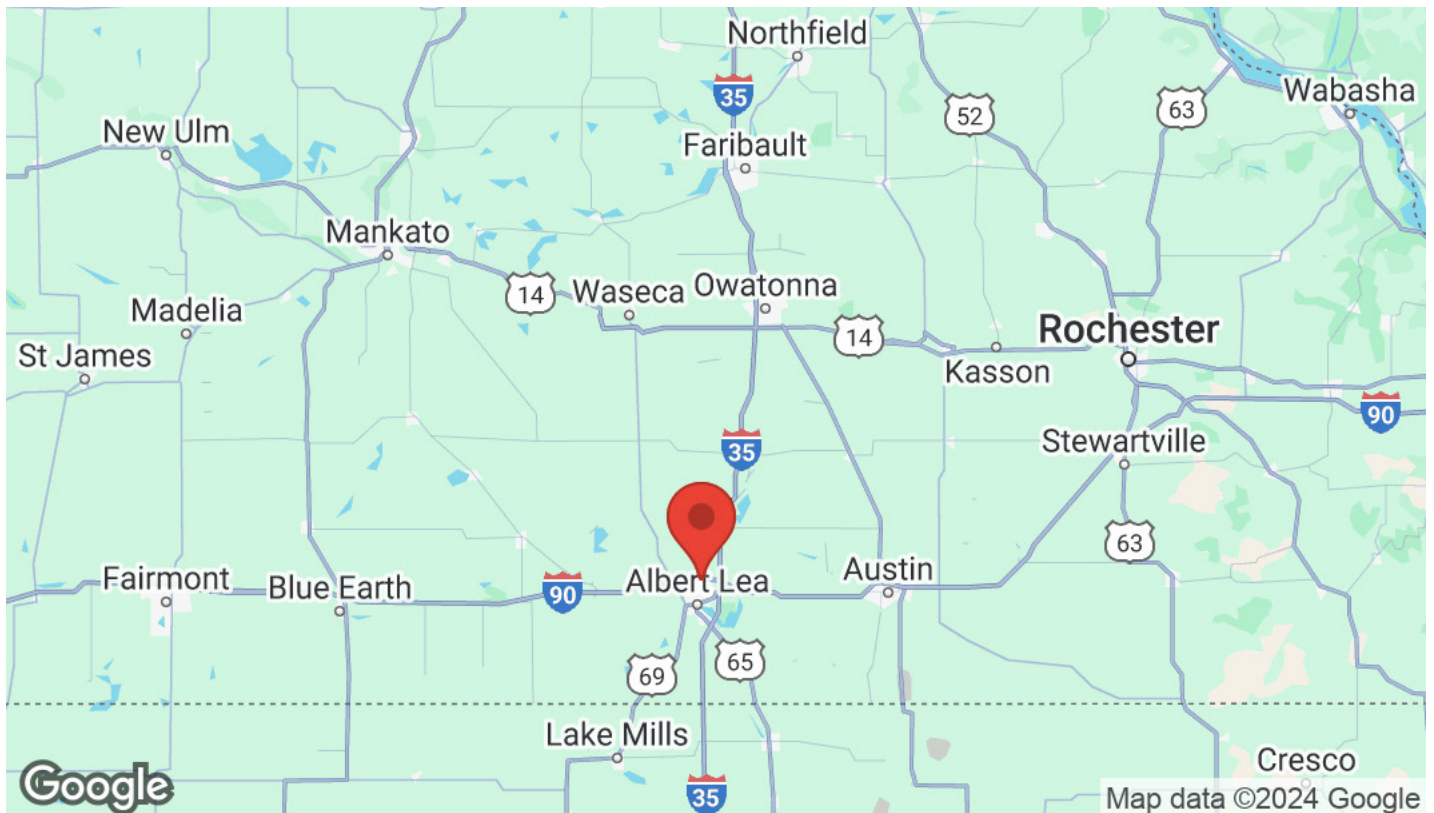
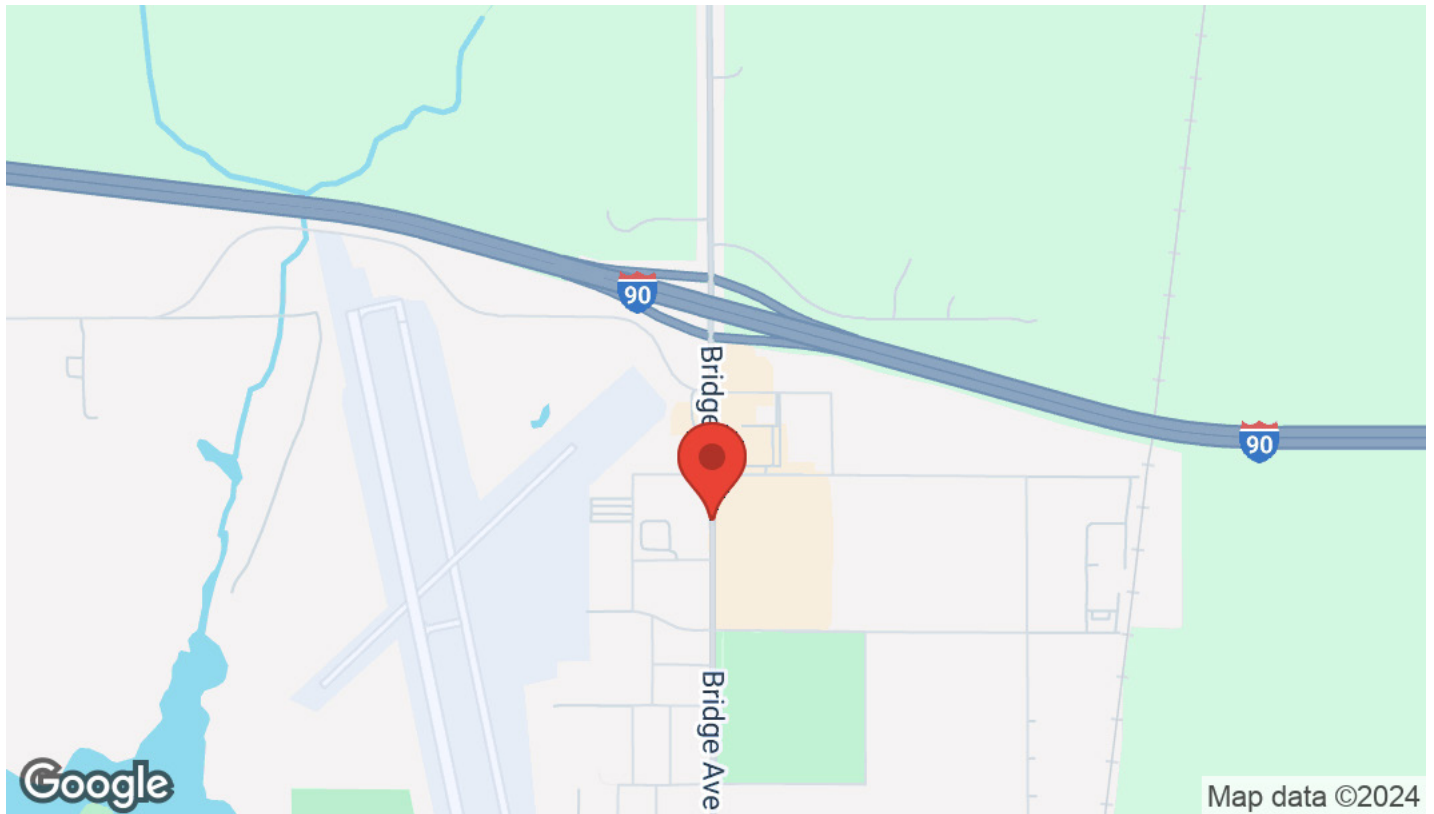
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LOCATION MAPS

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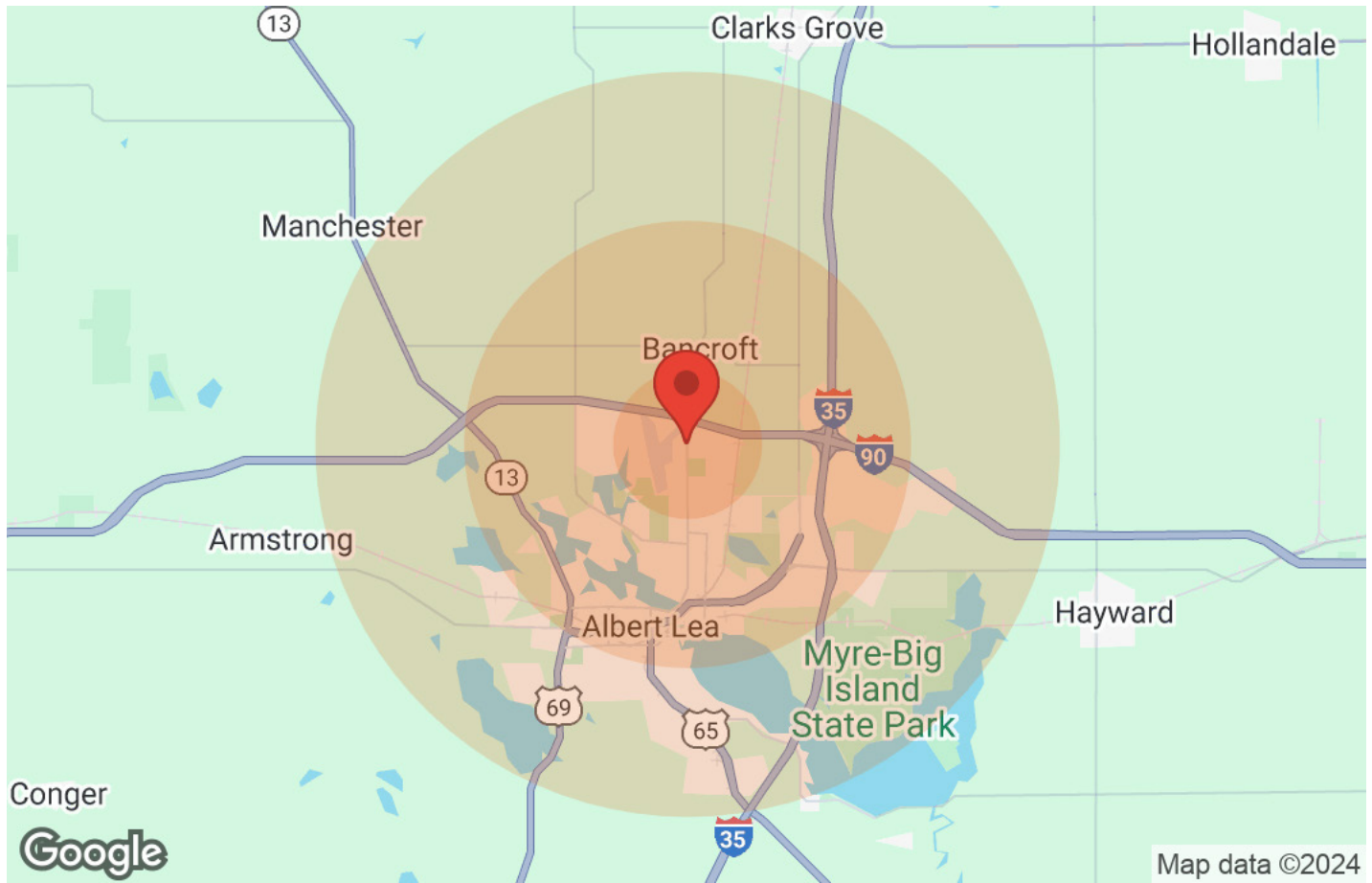
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	706	5,664	8,836
Female	777	6,070	9,698
Total Population	1,483	11,734	18,534

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	172	2,162	3,534
Ages 15-24	140	1,351	2,223
Ages 25-54	513	4,163	6,535
Ages 55-64	233	1,427	2,201
Ages 65+	425	2,631	4,041

Income	1 Mile	3 Miles	5 Miles
Median	\$45,582	\$38,856	\$36,988
< \$15,000	116	783	1,378
\$15,000-\$24,999	93	933	1,410
\$25,000-\$34,999	76	605	1,032
\$35,000-\$49,999	150	658	1,226
\$50,000-\$74,999	147	864	1,358
\$75,000-\$99,999	51	527	804
\$100,000-\$149,999	48	422	518
\$150,000-\$199,999	32	128	128
> \$200,000	N/A	89	89

Housing	1 Mile	3 Miles	5 Miles
Total Units	748	5,591	8,756
Occupied	712	5,156	8,105
Owner Occupied	591	3,748	5,710
Renter Occupied	121	1,408	2,395
Vacant	36	435	651



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