



OFFERING SUMMARY

AVAILABLE SF:	312 SF up to 49,271 SF
LEASE RATE:	Negotiable
RE TAX / CAM:	\$2.60 PSF (2026)
PARKING:	Large Surface Lot
ZONING:	B-2, Community Business District
YEAR BUILT:	1986

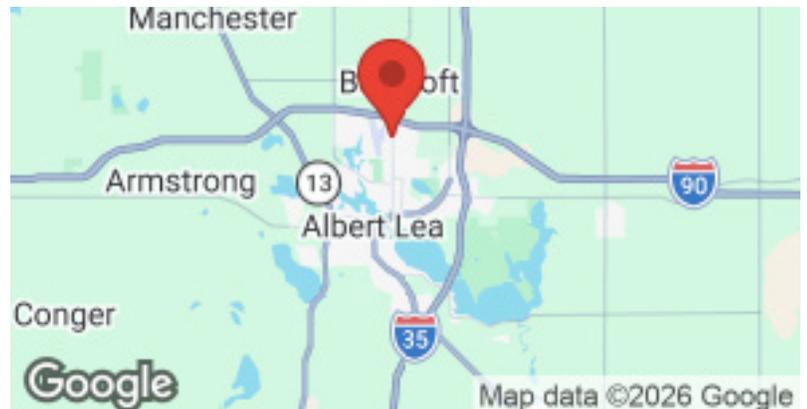
PROPERTY OVERVIEW

Northbridge Mall, located in Albert Lea, Minnesota, offers a variety of space options and flexible zoning to allow for a multitude of uses! Responsive ownership ready to work with you on having your business here! Some spaces could be a great fit for a large church, indoor pickleball or sport courts, storage, skating arena, big box store, many possibilities here.

A great opportunity to become a part of this growing community. Surrounded by local, regional, national retailers and anchored by Dunham's Sports, Harbor Freight, and Mall Cinema 7. Take advantage of the consistent flow of customers in the area.

PROPERTY HIGHLIGHTS

- Potential to Assemble up to 49,000 SF +
- Flexible Zoning
- Heavy Parking
- Easy to I-90



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
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NORTHBRIDGE MALL

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007

FLEXIBLE ZONING



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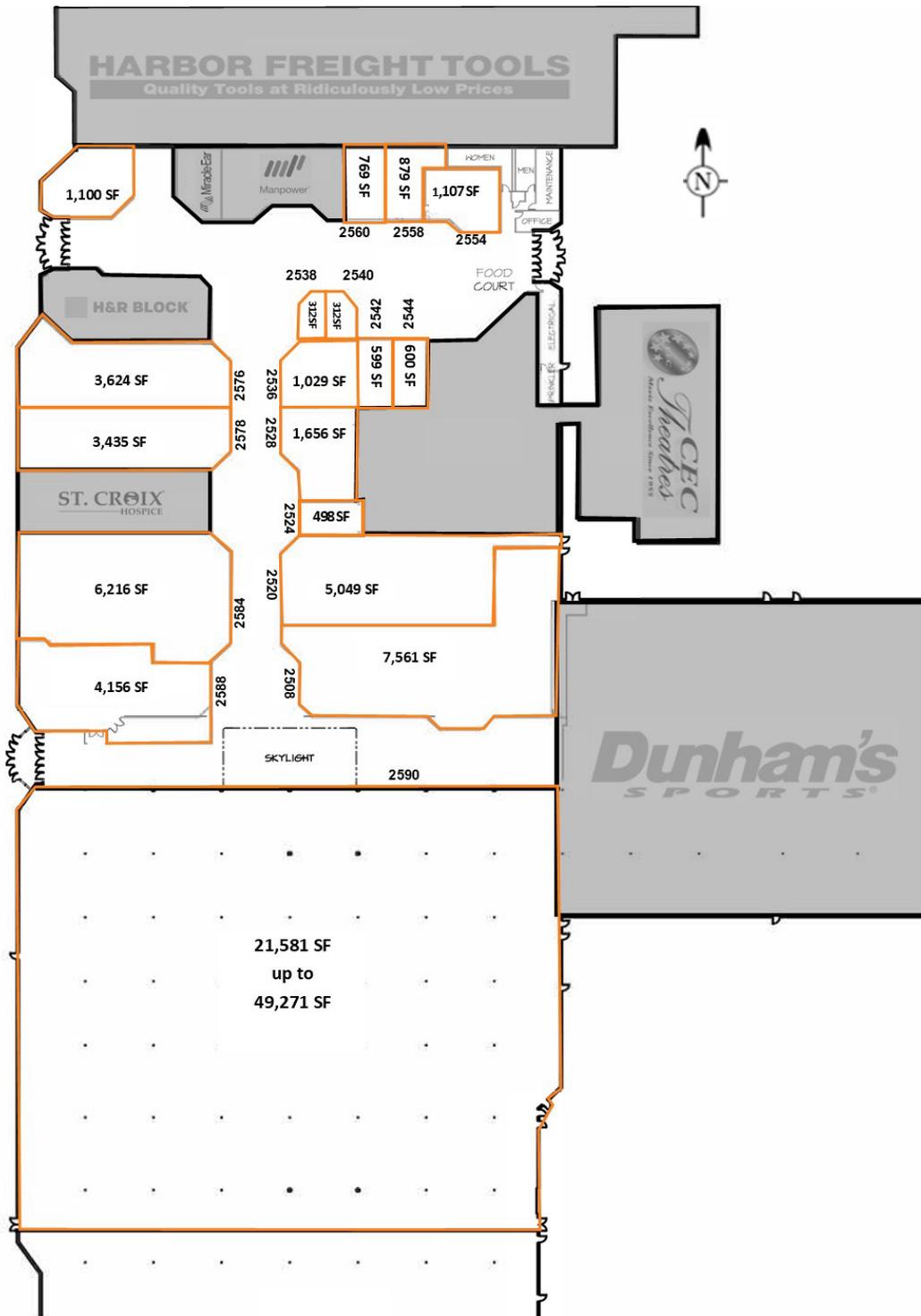
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FLEXIBLE SPACE CONFIGURATIONS

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007

FLEXIBLE ZONING



Suite 2508
7,561 SF up to 14,764 SF

Suite 2520
5,049 SF up to 14,764 SF

Suite 2524
498 SF up to 14,764 SF

Suite 2528
1,656 SF up to 14,764 SF

Suite 2536
1,029 SF

Suite 2538
312 SF up to 624 SF

Suite 2540
312 SF up to 624 SF

Suite 2542
599 SF up to 1,199 SF

Suite 2544
600 SF up to 1,199 SF

Suite 2554
1,107 SF up to 2,755 SF

Suite 2558
879 SF up to 2,755 SF

Suite 2560
769 SF up to 2,755 SF

Suite 2568
1,100 SF

Suite 2576
3,624 SF up to 7,059 SF

Suite 2578
3,435 SF up to 7,059 SF

Suite 2584
6,216 SF

Suite 2588
4,156 SF

Suite 2590
21,581 SF up to 49,271 SF



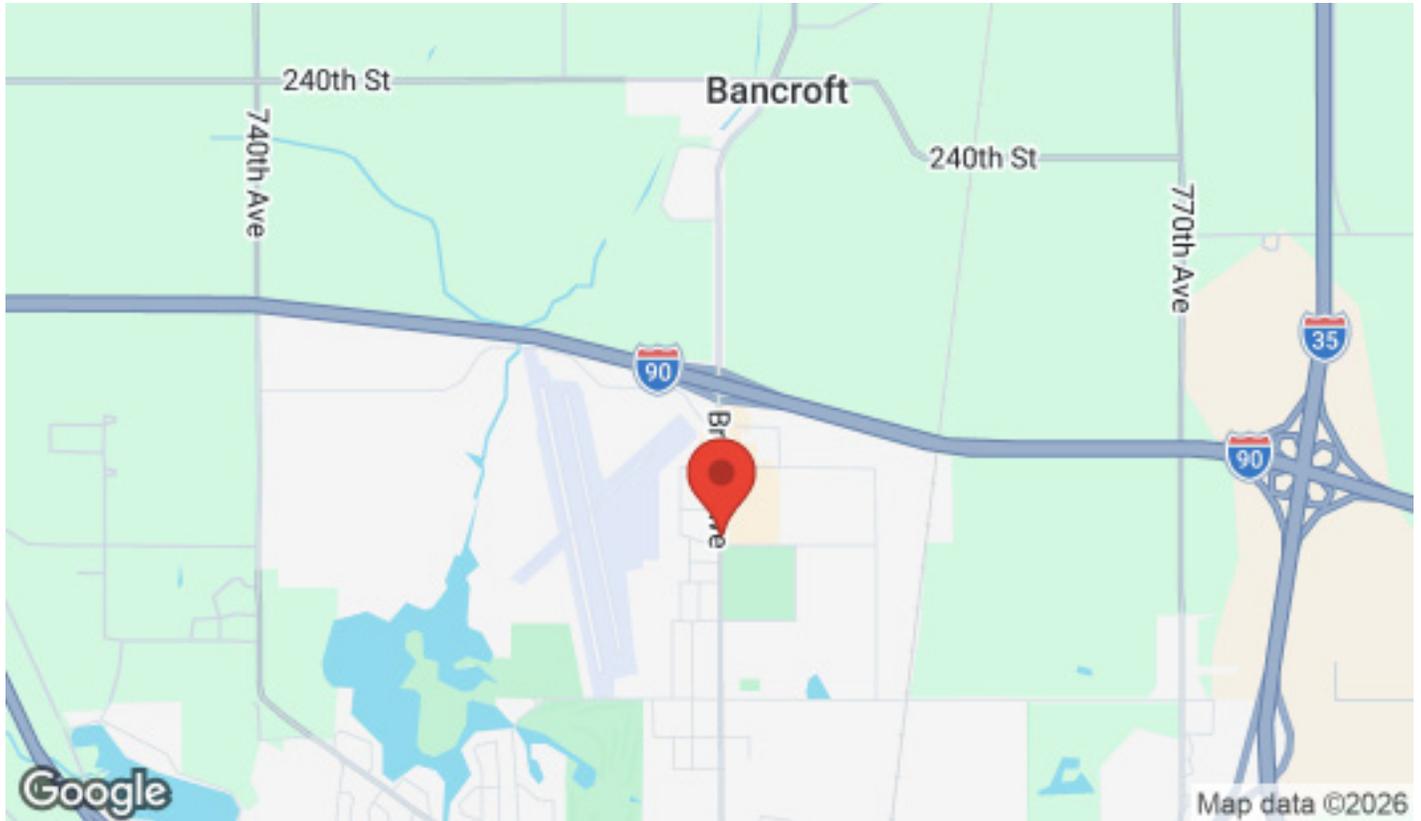
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LOCATION MAPS

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NORTHBRIDGE MALL



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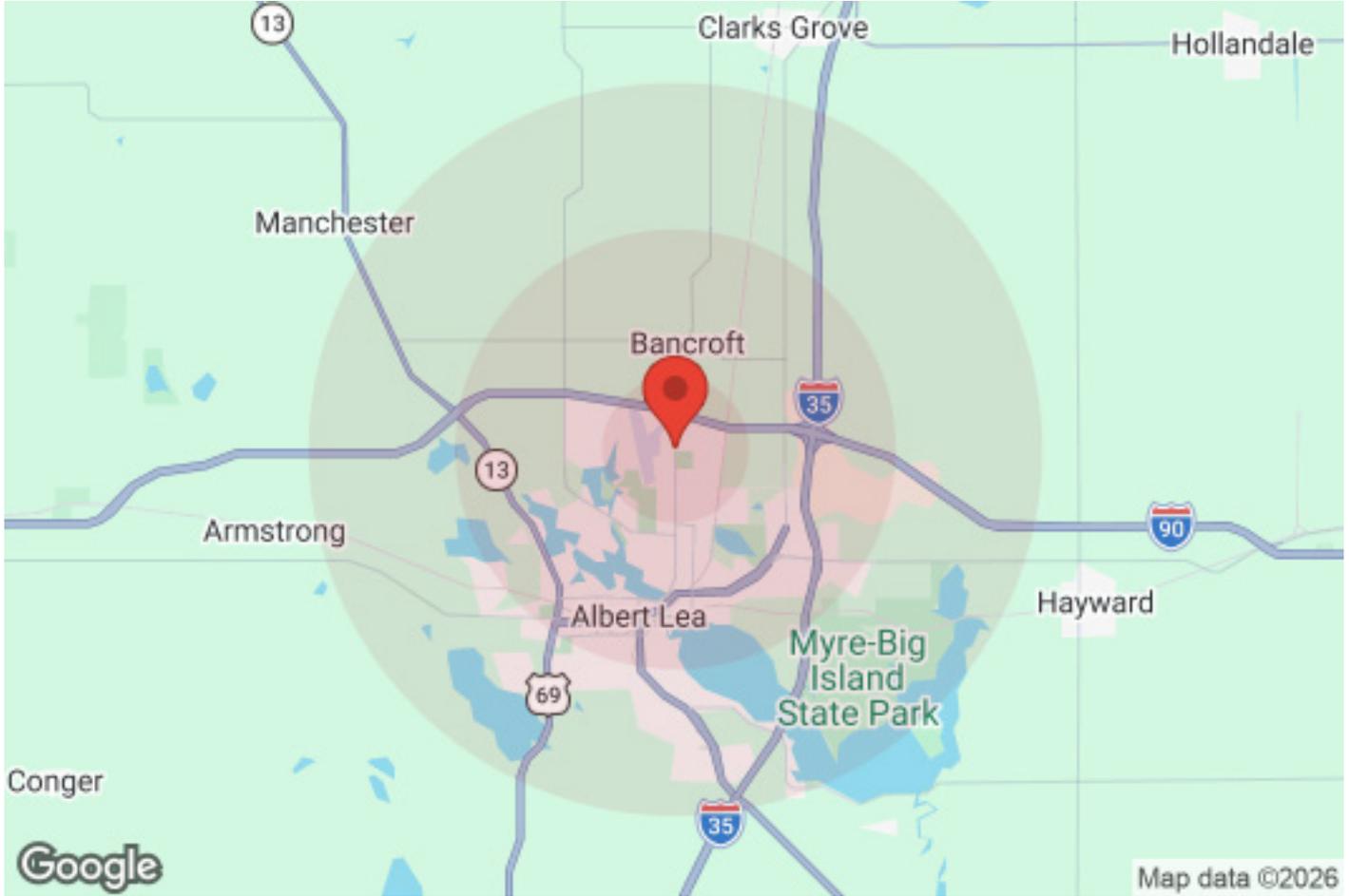
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DEMOGRAPHICS

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007

NORTHBRIDGE MALL



Population	1 Mile	3 Miles	5 Miles
Male	706	6,170	8,836
Female	777	6,679	9,698
Total Population	1,483	12,849	18,534

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	172	2,356	3,534
Ages 15-24	140	1,476	2,223
Ages 25-54	513	4,546	6,535
Ages 55-64	233	1,565	2,201
Ages 65+	425	2,906	4,041

Income	1 Mile	3 Miles	5 Miles
Median	\$45,582	\$38,140	\$36,988
< \$15,000	116	830	1,378
\$15,000-\$24,999	93	1,000	1,410
\$25,000-\$34,999	76	670	1,032
\$35,000-\$49,999	150	784	1,226
\$50,000-\$74,999	147	991	1,358
\$75,000-\$99,999	51	593	804
\$100,000-\$149,999	48	431	518
\$150,000-\$199,999	32	128	128
> \$200,000	N/A	89	89

Housing	1 Mile	3 Miles	5 Miles
Total Units	748	6,129	8,756
Occupied	712	5,673	8,105
Owner Occupied	591	4,103	5,710
Renter Occupied	121	1,570	2,395
Vacant	36	456	651



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