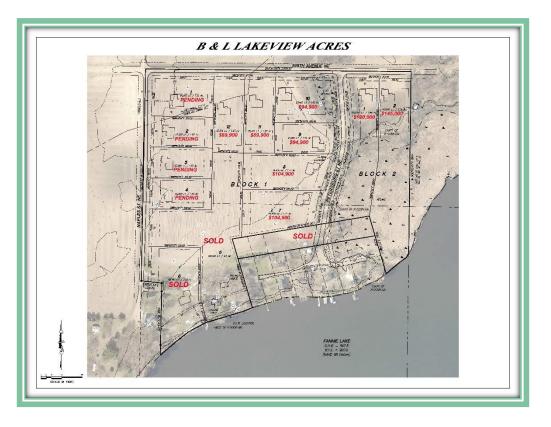


## **Lakeview Acres**



- 8 Lots Available overlooking Lake Fannie >
- Isanti County >
- PID(s): TBD  $\geq$
- Zoned Shoreland
- > Electric at the lot
- Natural Gas to be run to the lots >
- Private Well & Septic >

## Lot Sizes and Prices

- Block 1 Lots 7&8 (1.71 acres) \$104,900 >
- Block 1 Lot 9 (1.04 acres) \$94,900 >
- Block 1 Lot 10 (1.46 acres) \$94,900  $\succ$
- Block 1 Lots 11&12 (1.27acres) \$89,900  $\geq$
- Block 2 Lot 1 (2.44 acres) \$120,000 >
- Block 2 Lot 2 (3.3 acres) \$145,000 >

Contact: **Kyle Roddy COMMERCIAL AGENT** 763.250.1224 direct 763.689.0349 office 763.552.5754 fax Kyle@ricproperty.com

Contact: **Matt Anderson** COMMERCIAL BROKER 612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

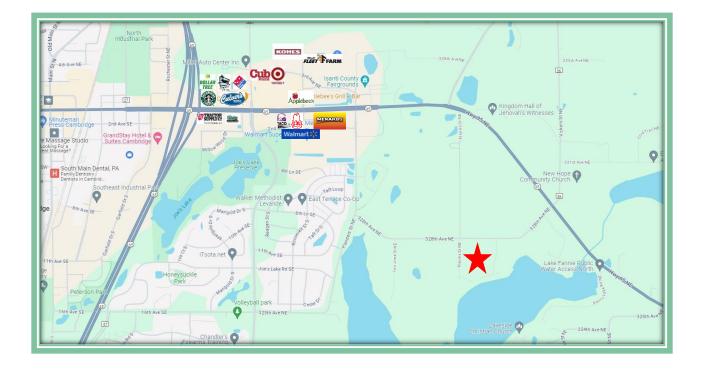
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## Local Retail





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DEMOGRAPHICS	1 Mile	<b>5</b> Miles	<b>10 MILES</b>
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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