

**Crossroads
1001 Hwy 95 East
Cambridge, MN**



- 29,190sf Building on a 2.79 acre lot
- Built in 1975
- Zoned B2, Commercial/Industrial
- 10 Ft Clear Ceiling Height
- 3 Phase Power
- 133 shared parking spaces
- \$16 psf Gross Lease Rate
- 1-5 Year Lease Term
(depending on tenant improvements)

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com



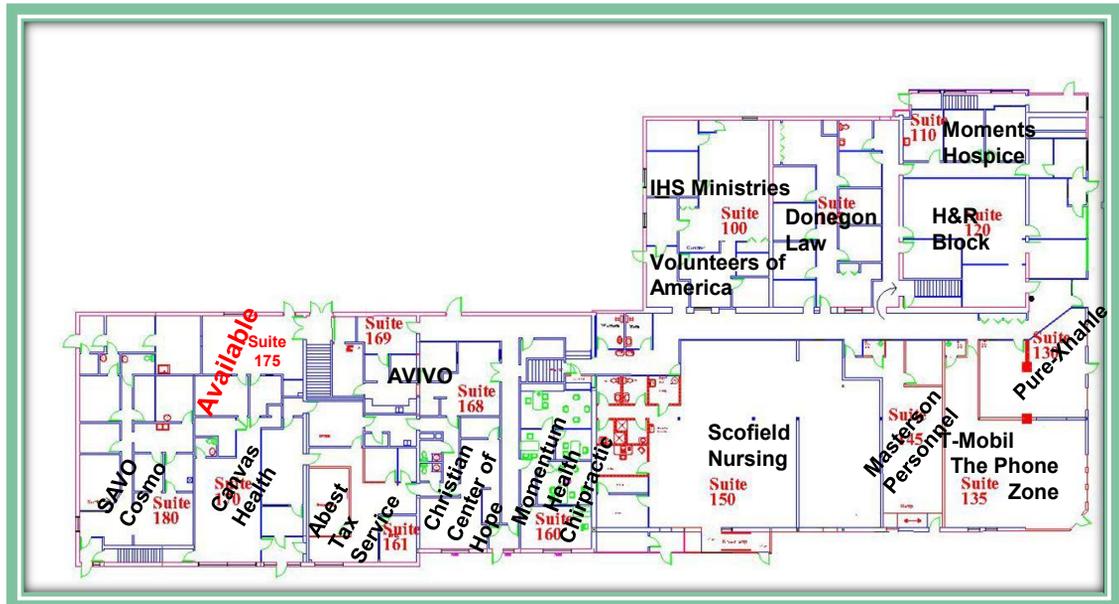
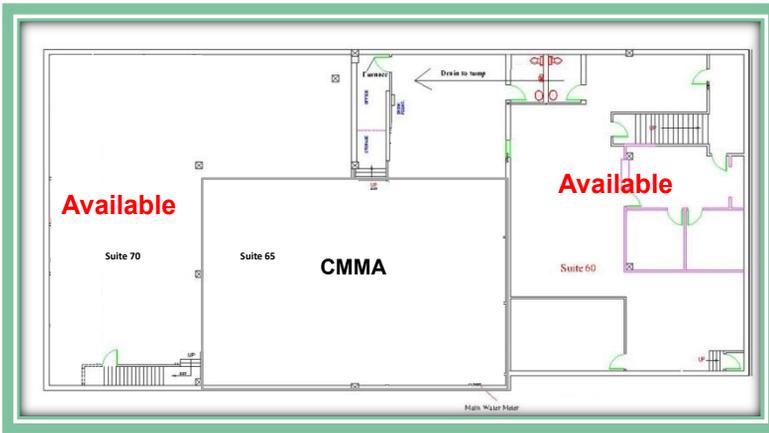
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Floor Plans



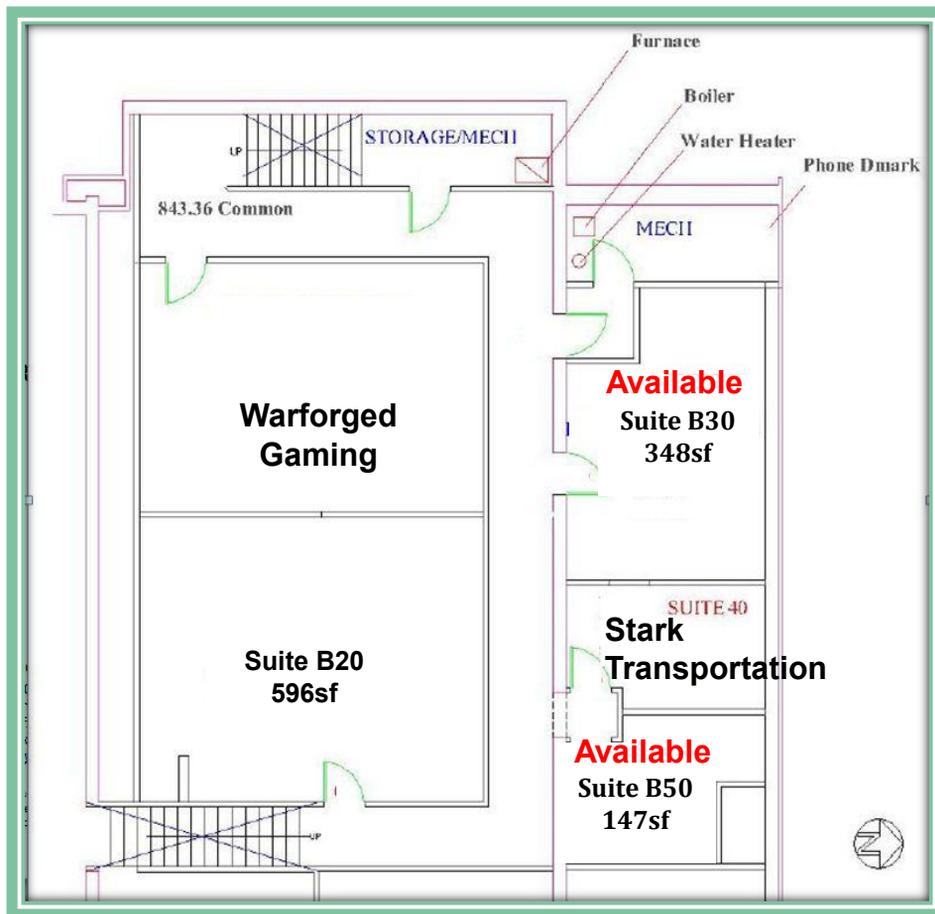
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Floor Plan



Lease Rate - Negotiable

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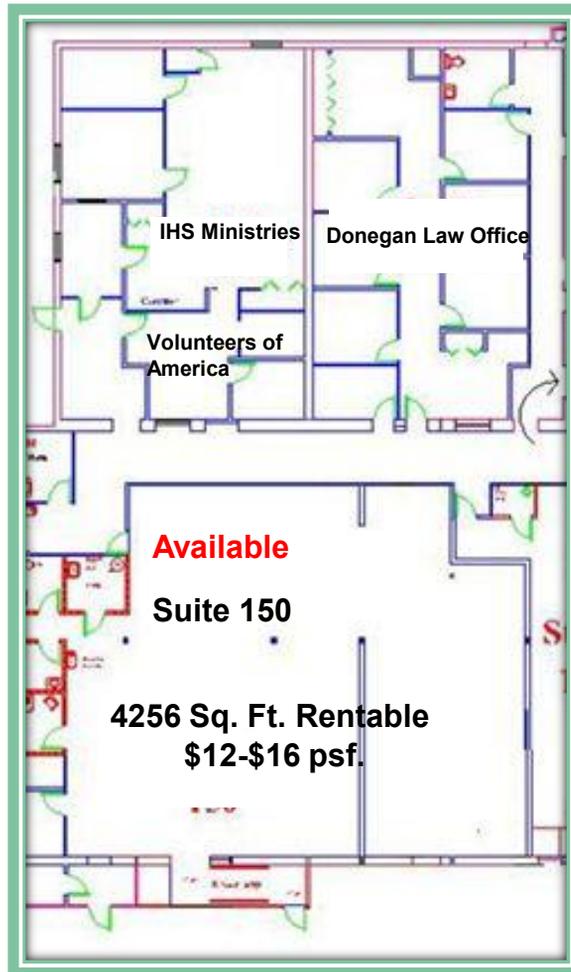
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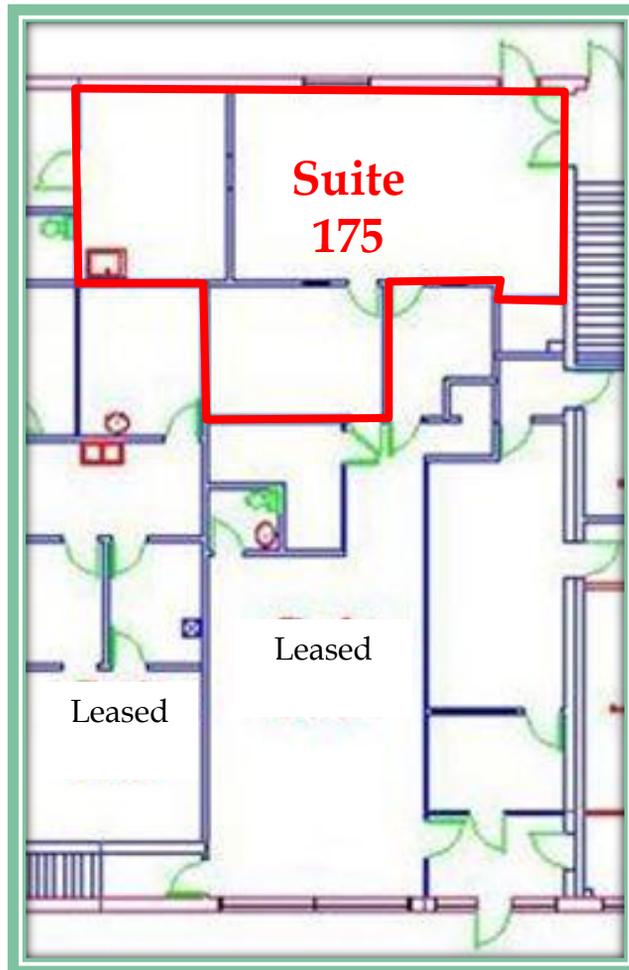
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Floor Plan



967 Sq. Ft.
Rentable
\$14-16 psf.

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Interior Photos



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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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