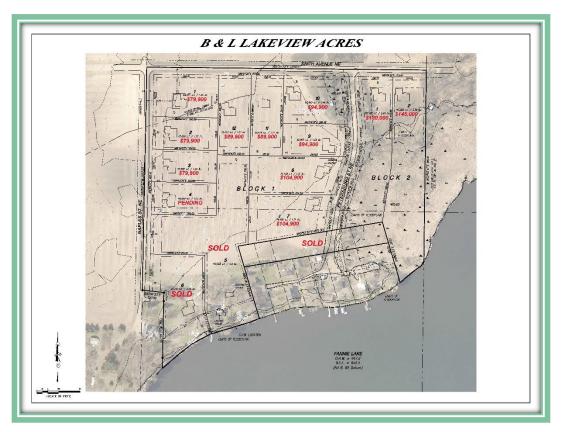


www.ricpproperty.com

763.689.0349 office

Lakeview Acres



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

Contact:

Kyle Roddy COMMERCIAL AGENT

763.250.1224 direct 763.689.0349 office 763.552.5754 fax Kyle@ricproperty.com

Lot Sizes and Prices

- Block 1 Lot 1 (1.35 acres) \$79,900
- Block 1 Lots 3 (1.03 acres) \$79,900
- 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
- Block 1 Lots 11&12 (1.27acres) \$89,900
- Block 2 Lot 1 (2.44 acres) \$120,000
- Block 2 Lot 2 (3.3 acres) \$145,000

Contact:

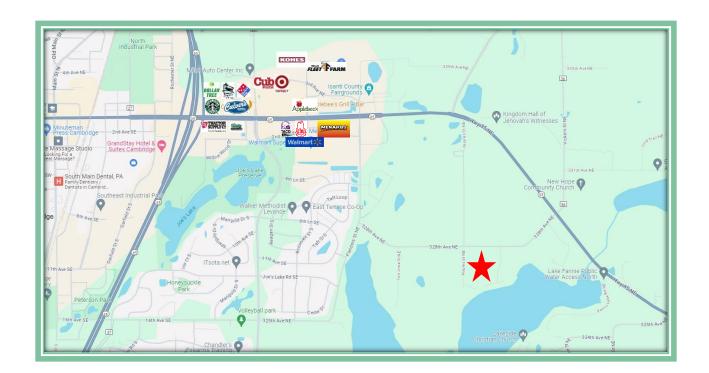
Matt Anderson COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

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Local Retail



Contact:

Kyle Roddy

COMMERCIAL AGENT

Contact:

Matt Anderson COMMERCIAL BROKER

 $612.327.2977 \ direct \quad 763.689.0349 \ of fice \quad 763.552.5754 \ fax$

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763.552.5754 fax



DEMOGRAPHICS	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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