

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

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Contact:

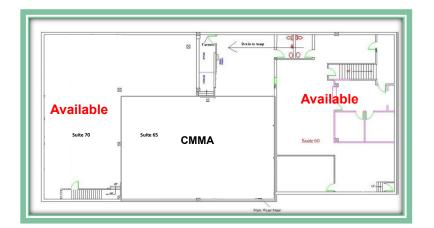
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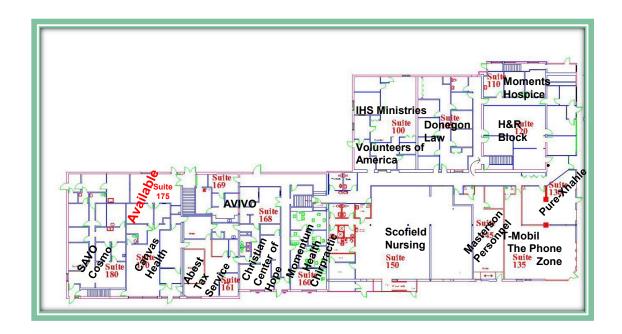
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Floor Plans







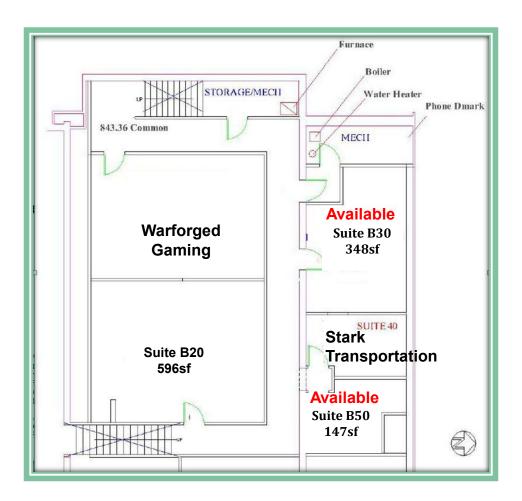
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Floor Plan



Lease Rate - Negotiable

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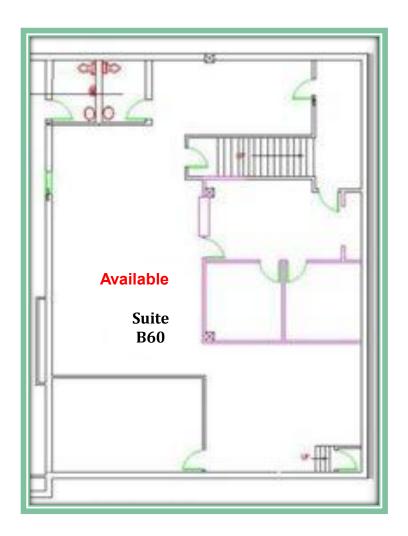
Matt@ricproperty.com

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners,

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Floor Plan



3017 Sq. Ft. Rentable \$10.00 psf.

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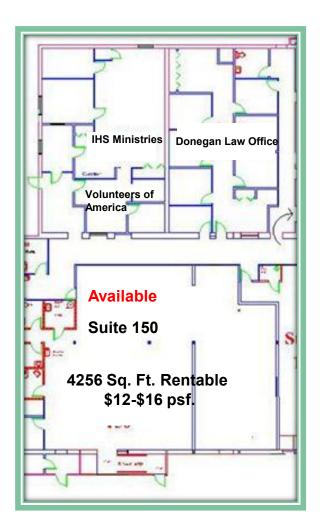
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Floor Plan



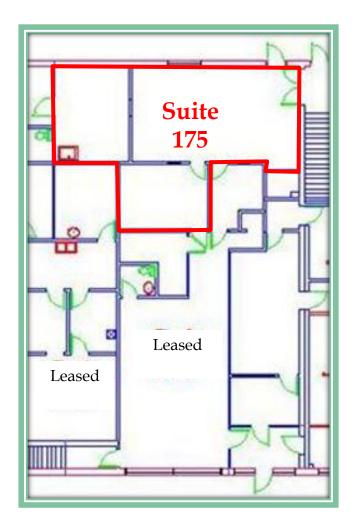
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Floor Plan



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

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Interior Photos









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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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