

## Village Mall 1820/1870 2nd Ave NE, Cambridge MN 55008



- Total Complex 27,330 SF
- ➤ Built in 2004
- Zoned B2, Highway Business District
- Designer Brick and Block
- Steel Roof
- > 10" Clear Ceiling Height

- 3 Phase Power
- 130 Parking Spaces
- > 5 Year Term
- 2025 CAM \$4.27
- > 2025 Taxes \$3.00



## Lease Rate \$18.50-\$20.50 NNN

#### **Contact:**

## Matt Anderson COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax 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, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.

## RETAIL • INDUSTRIAL • COMMERCIAL PROPERTY MANAGEMENT SPECIALIST

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## Contact:

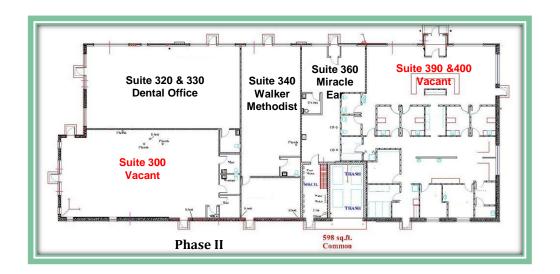
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**Floor Plans** 





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Floor Plan Suite 130

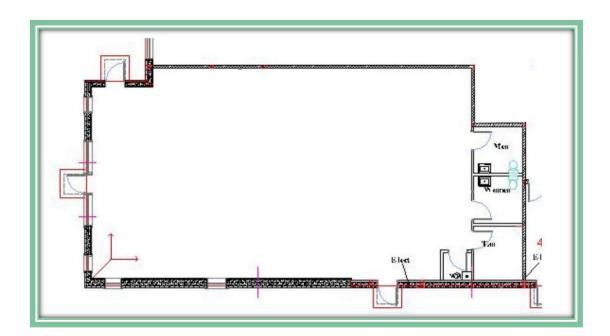
1374.71 Rentable Sq. Ft



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# FLOOR PLAN SUITE 300

2573.14 Rentable Sq. Ft

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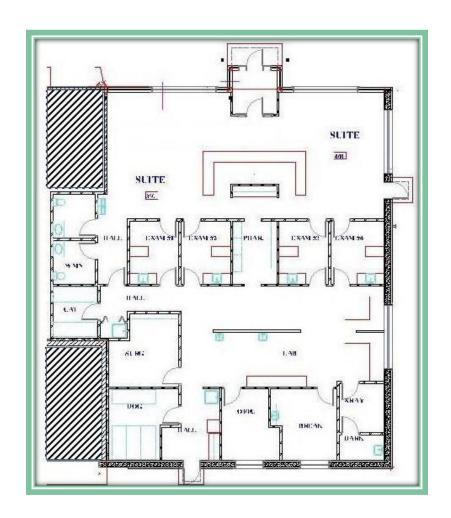
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# FLOOR PLAN SUITE 390 &400

## 4085.68 Rentable Sq. Ft

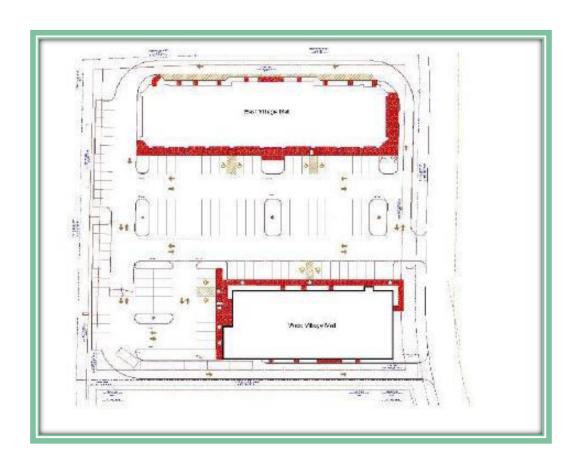


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## SITE MAP

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**22,300** CARS PER DAY



| <b>DEMOGRAPHICS</b> | 1 MILE          | 5 MILES  | 10 MILES |
|---------------------|-----------------|----------|----------|
| POPULATION          | 8209            | 14,246   | 31,576   |
| MEDIAN HH INCOME    | <b>\$51,812</b> | \$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.

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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