

# NORTHBRIDGE MALL

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007

RETAIL FOR LEASE



## OFFERING SUMMARY

AVAILABLE SF:	312 SF up to 49,271 SF
LEASE RATE:	Negotiable
YEAR BUILT:	1986
PARKING:	Large Surface Lot
ZONING:	B-2, Community Business District
RE TAX / CAM:	\$3.78 PSF

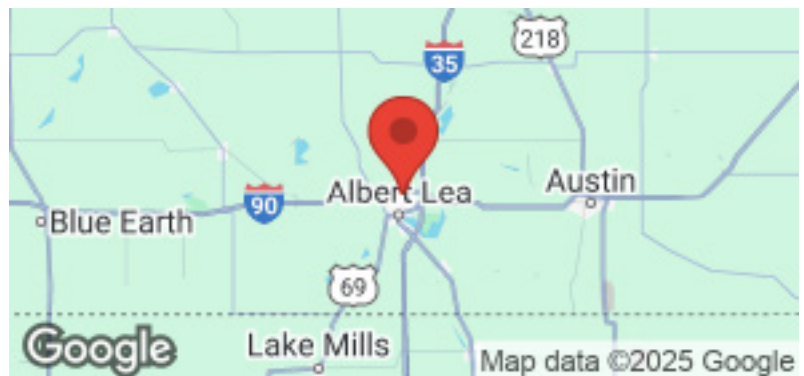
## PROPERTY OVERVIEW

Northbridge Mall, located in Albert Lea, Minnesota, offers a variety of space options and flexible zoning to allow for a multitude of uses! New, responsive ownership ready to work with you on having your business here!

A great opportunity to become a part of this growing community. Surrounded by local, regional, national retailers and anchored by Dunham's Sports, Harbor Freight, and Mall Cinema 7. Take advantage of the consistent flow of customers in the area.

## PROPERTY HIGHLIGHTS

- Potential to Assemble up to 49,000 SF +
- Flexible Zoning
- Heavy Parking
- Easy to I-90
- New, Responsive Ownership



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

**MATTHEW KLEIN, CCIM**  
Senior Vice President, Principal  
(612) 382-3403  
mklein@suntide.com  
20186454, Minnesota





# NORTHBRIDGE MALL

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007

FLEXIBLE ZONING



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

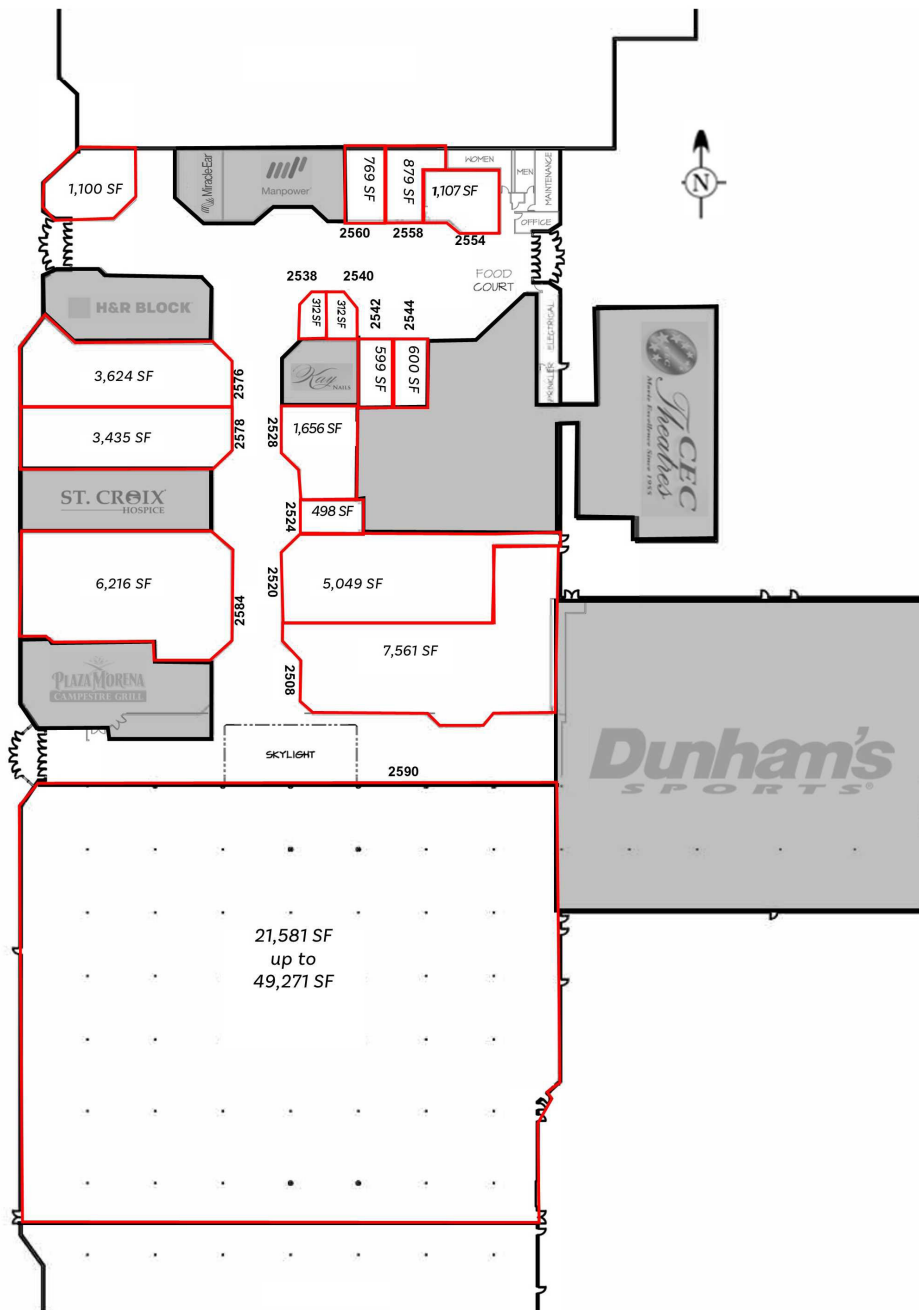
**MATTHEW KLEIN, CCIM**  
Senior Vice President, Principal  
(612) 382-3403  
mklein@suntide.com  
20186454, Minnesota



# FLEXIBLE SPACE CONFIGURATIONS

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007

## FLEXIBLE ZONING



### Suite 2508

7,561 SF up to 14,764 SF

### Suite 2520

5,049 SF up to 14,764 SF

### Suite 2524

498 SF up to 14,764 SF

### Suite 2528

1,656 SF up to 14,764 SF

### Suite 2538

312 SF up to 624 SF

### Suite 2540

312 SF up to 624 SF

### Suite 2542

599 SF up to 1,199 SF

### Suite 2544

600 SF up to 1,199 SF

### Suite 2554

1,107 SF up to 2,755 SF

### Suite 2558

879 SF up to 2,755 SF

### Suite 2560

769 SF up to 2,755 SF

### Suite 2568

1,100 SF

### Suite 2576

3,624 SF up to 7,059 SF

### Suite 2578

3,435 SF up to 7,059 SF

### Suite 2584

6,216 SF

### Suite 2590

21,581 SF up to 49,271 SF



### AMK PROPERTIES TEAM

Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

### MATTHEW KLEIN, CCIM

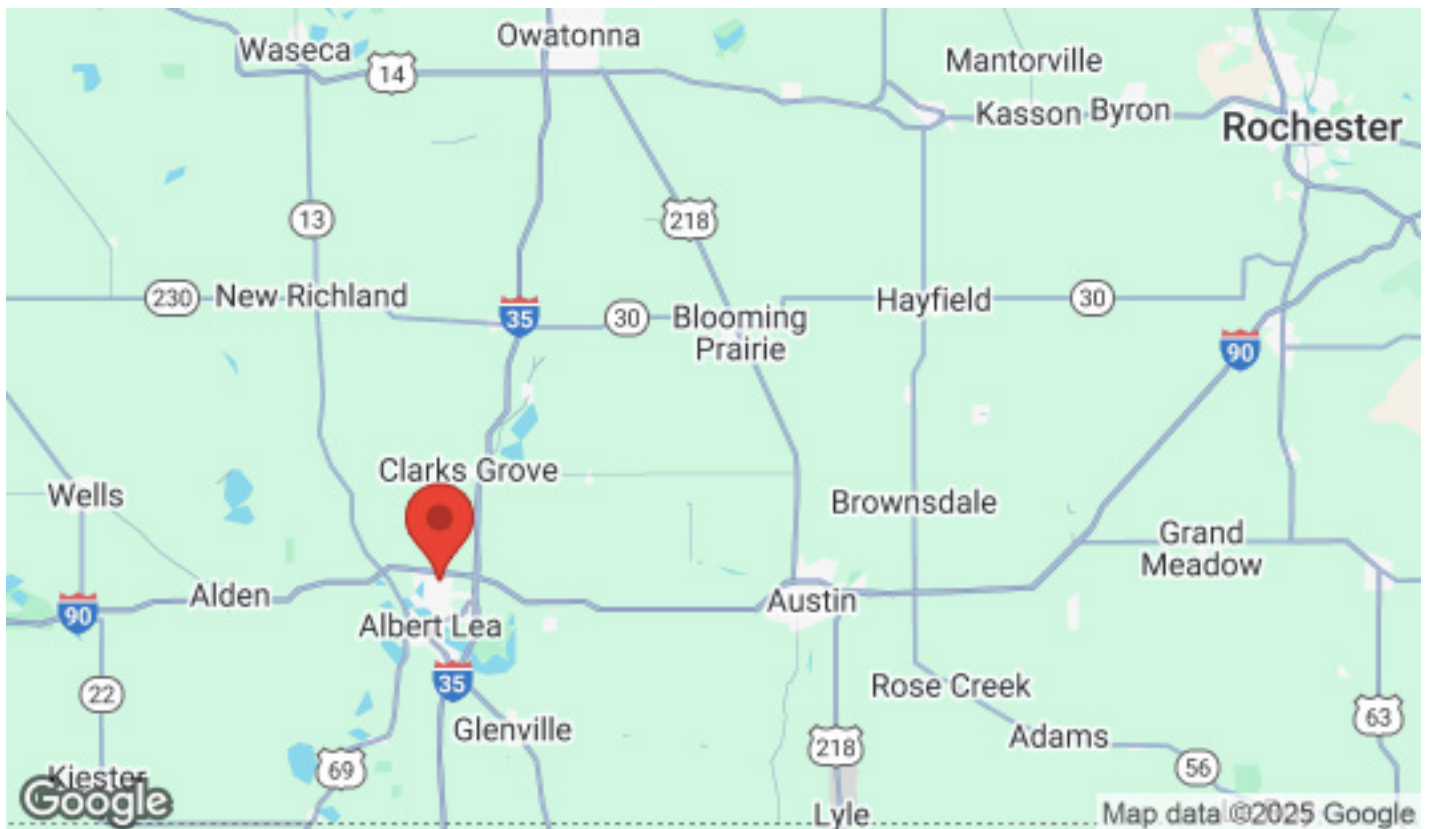
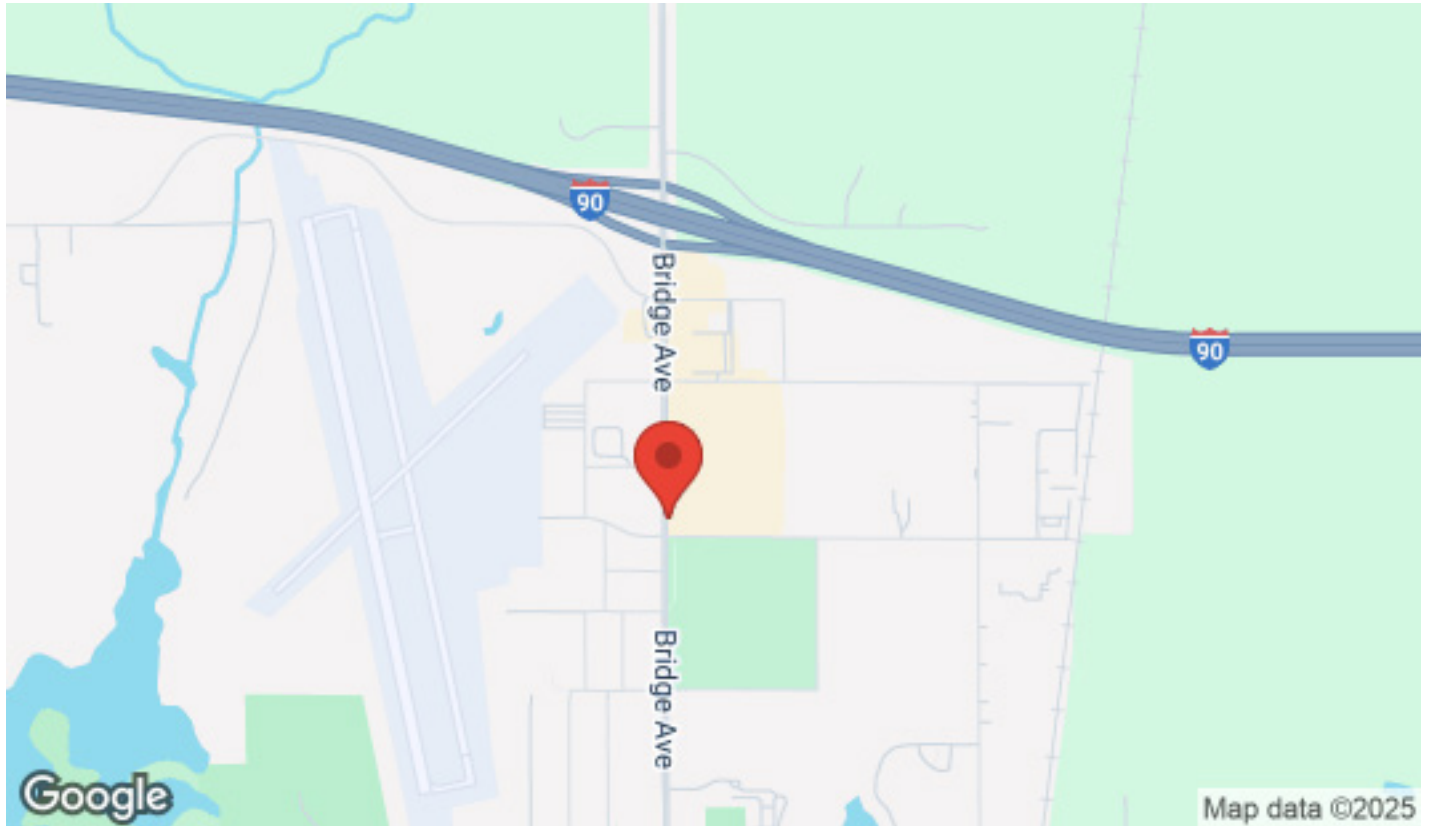
Senior Vice President, Principal  
(612) 382-3403  
mklein@suntide.com  
20186454, Minnesota





# LOCATION MAPS

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007



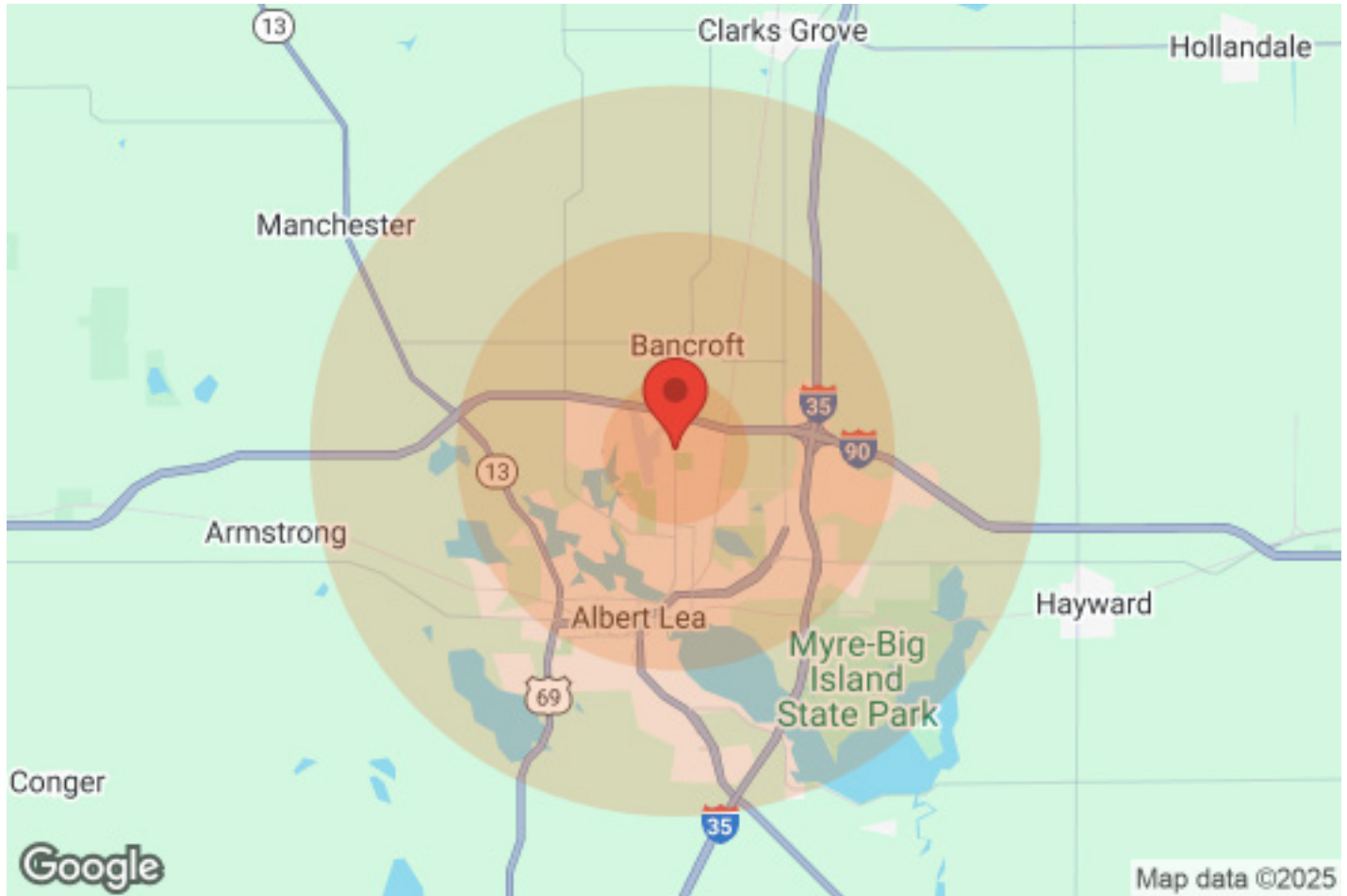
**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

**MATTHEW KLEIN, CCIM**  
Senior Vice President, Principal  
(612) 382-3403  
mklein@suntide.com  
20186454, Minnesota



# DEMOGRAPHICS

2510 BRIDGE AVENUE, ALBERT LEA, MN 56007



Population	1 Mile	3 Miles	5 Miles
Male	706	6,170	8,836
Female	777	6,679	9,698
Total Population	1,483	12,849	18,534

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	172	2,356	3,534
Ages 15-24	140	1,476	2,223
Ages 25-54	513	4,546	6,535
Ages 55-64	233	1,565	2,201
Ages 65+	425	2,906	4,041

Income	1 Mile	3 Miles	5 Miles
Median	\$45,582	\$38,140	\$36,988
< \$15,000	116	830	1,378
\$15,000-\$24,999	93	1,000	1,410
\$25,000-\$34,999	76	670	1,032
\$35,000-\$49,999	150	784	1,226
\$50,000-\$74,999	147	991	1,358
\$75,000-\$99,999	51	593	804
\$100,000-\$149,999	48	431	518
\$150,000-\$199,999	32	128	128
> \$200,000	N/A	89	89

Housing	1 Mile	3 Miles	5 Miles
Total Units	748	6,129	8,756
Occupied	712	5,673	8,105
Owner Occupied	591	4,103	5,710
Renter Occupied	121	1,570	2,395
Vacant	36	456	651



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

**MATTHEW KLEIN, CCIM**  
Senior Vice President, Principal  
(612) 382-3403  
mklein@suntide.com  
20186454, Minnesota

