

## Garfield Street Warehouse



## **Building**

- > 3650 SF
- Concrete Floor
- Electric Service
- **LEASE RATE Negotiable**
- Long Term NNN

### Contact:

# Mark Pound COMMERCIAL AGENT

612.691.3110 direct 763.689.0349 office 763.552.5754 fax <u>mpound@ricproperty.com</u>

## Side A

- > 11' Clear Height
- 1 Drive-in Door
- 1 Service door

### Side B

- 13' Clear Height
- 3 12' Overhead Doors

#### Contact:

## **Matt Anderson**

COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

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## **Interior Photos**











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<b>DEMOGRAPHICS</b>	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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