

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
- 2026 CAM \$5.48
- 2026 Tax Rate \$3.00



Lease Rate \$18.50-\$20.50 NNN

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Local Retail



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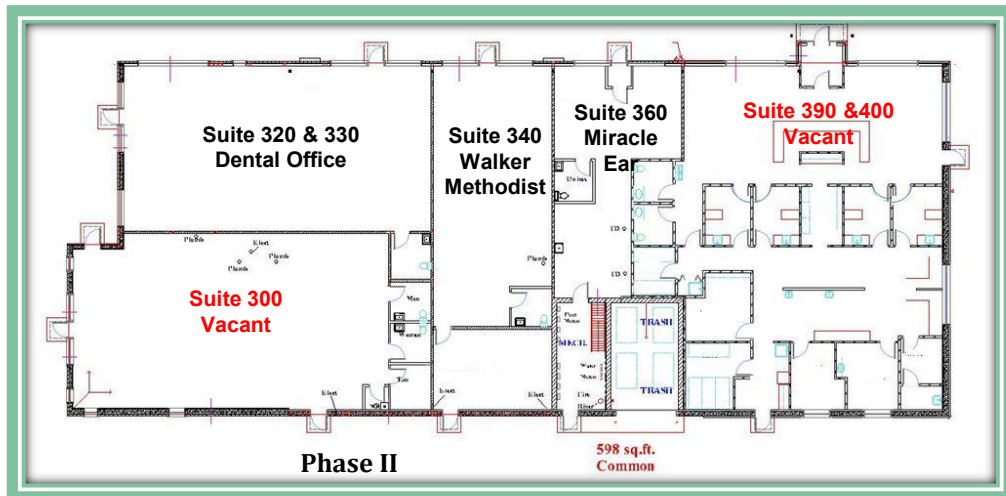
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Floor Plans



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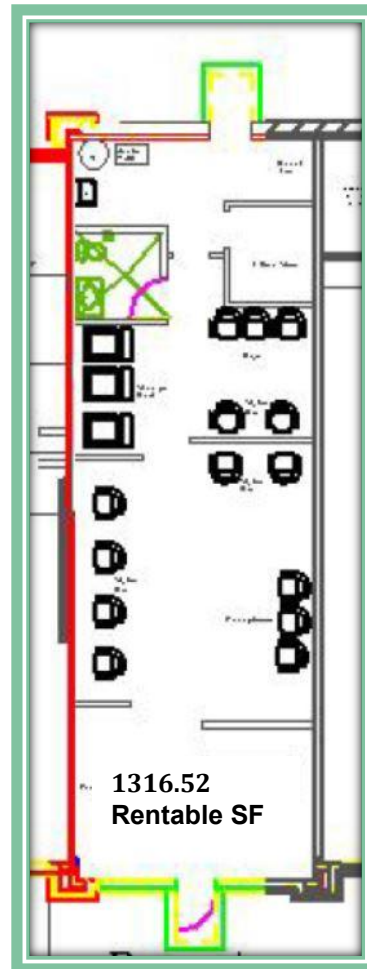
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**Floor Plan
Suite 120**



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**Floor Plan
Suite 130**

1374.71 Rentable Sq. Ft

1374.71 SF

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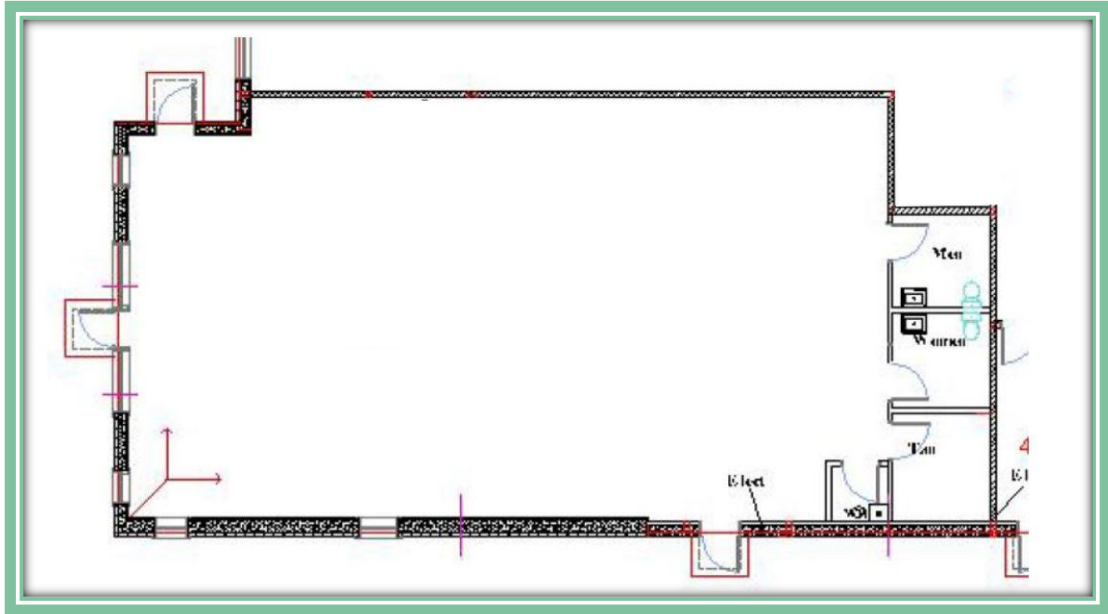
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FLOOR PLAN SUITE 300

2573.14 Rentable Sq. Ft

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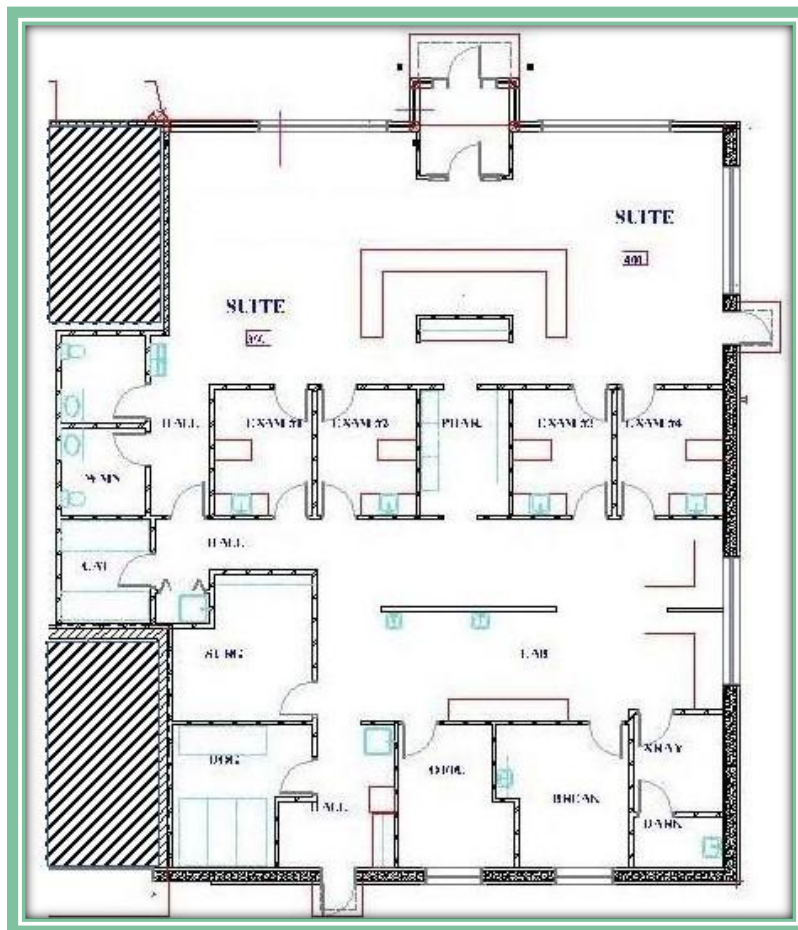
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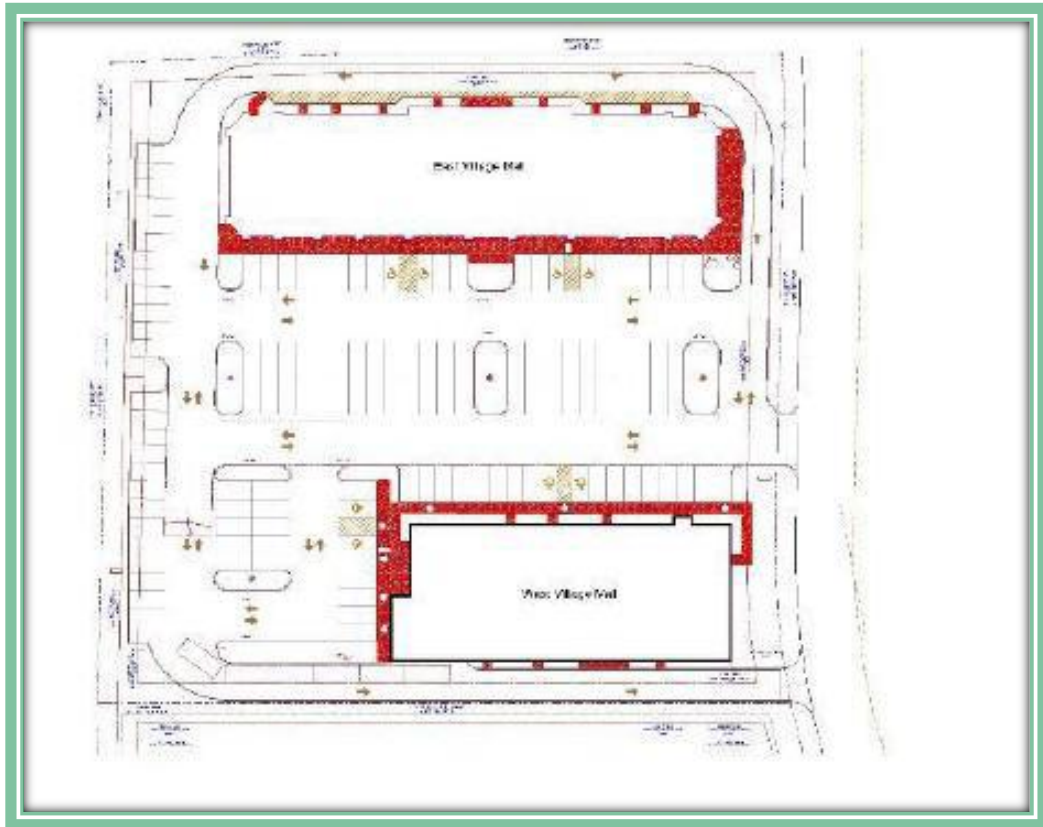
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4085.68 Rentable Sq. Ft



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SITE MAP

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<u>DEMOGRAPHICS</u>	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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