

# 1155 Joy Circle Cambridge, MN 55008



- 7410 SF Building
- Built in 1971
- 3.84 Acre Mature Lot -

potentially divided into 6 lots

- **Ample Parking**
- Playground

Isanti County

PID(s): 15.205.2201

Taxes: Currently Listed as Non-Profit

Zoned: R1 Single Family Residential

Sale Price: \$545,000

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,

Contact:

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## **Interior Photos**











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#### RETAIL • INDUSTRIAL • COMMERCIAL PROPERTY MANAGEMENT SPECIALIST www.ricpproperty.com

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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.	<b>22,300</b> CARS PER DAY
Hwy 95 at Main St	<b>14,200</b> CARS PER DAY
HWY 95 AT SPIRIT RIVER DR.	11.500 cars per day

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