

## 3<sup>rd</sup> Ave – Cambridge, MN



- 1.67 Acres (72,745 sq. ft.)
- Isanti County
- PID(s): 15.338.0020
- 2026 Taxes TBD
- Zoned B-2 Highway Business District
- Permitted Uses

Auto Repair & Service  
Bed & Breakfast  
Hotel/Motel  
Medical/Dental  
Restaurant  
Theater

**Sale Price: \$12 psf**

Contact:

**Matt Anderson**  
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

## Local Retail



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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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