

## 221 Ashland St S Cambridge, MN 55008



- 2320 SF Main Level Space
- Built-out as a Dental Office
- Reception and Waiting Room
- Multiple Exam Rooms
- Office/Breakroom
- Zoned – B1 Downtown Business District
- Modified Gross Lease
- Tenant Pay Utilities
- Lease Rate \$1975 per Month

Contact:

**Nik Anderson**  
COMMERCIAL AGENT

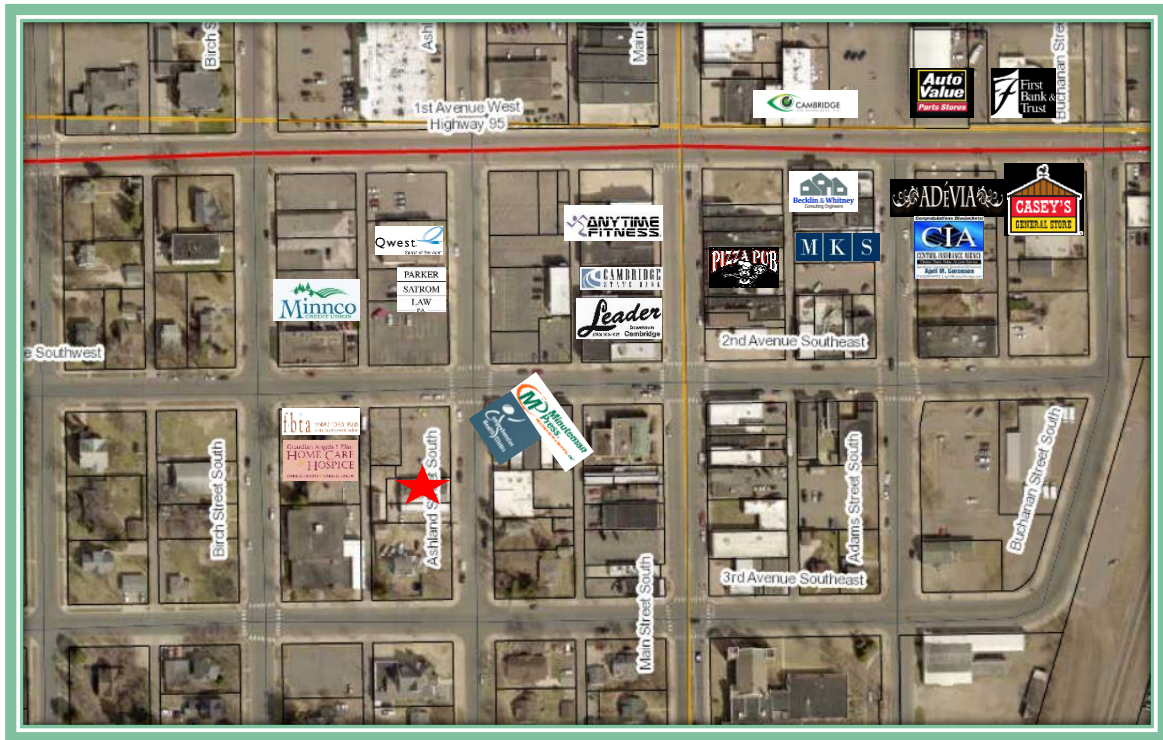
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Contact:

**Matt Anderson**  
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## Local Retail



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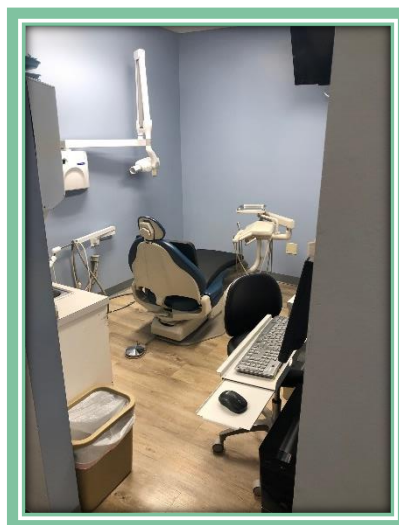
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## Main Level Retail Photos



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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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