

# 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** 

651.497.7222 direct 763.689.0349 office 763.552.5754 fax Nik@ricproperty.com

Contact:

**Matt Anderson COMMERCIAL BROKER** 

612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

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### **Local Retail**



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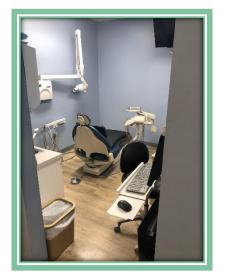


## **Main Level Retail Photos**











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763.689.0349 office



| <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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