

33388 Rochester St. NE, Cambridge MN 55008



- **6.65 Acres (288,803 SF)**
- **Isanti County**
- **PID(s): 03.028.3000**
- **2025 Taxes: \$2608**
- **Zoned Res/Non Hmstd –
can be re-zoned Commercial upon sale**

Sale Price: \$1,449,000
\$5.00 per sq. ft.

Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office 763.552.5754 fax

Matt@ricproperty.com

Contact:

Nik Anderson
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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, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.

Local Retail



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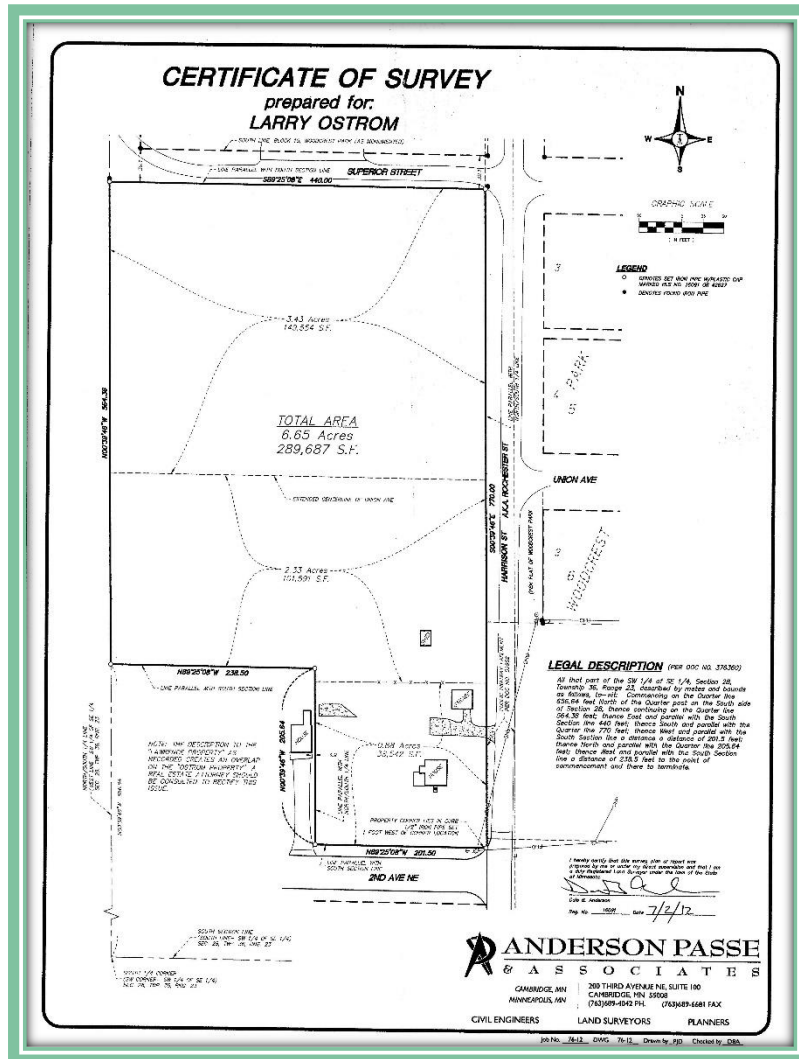
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Certificate of Survey



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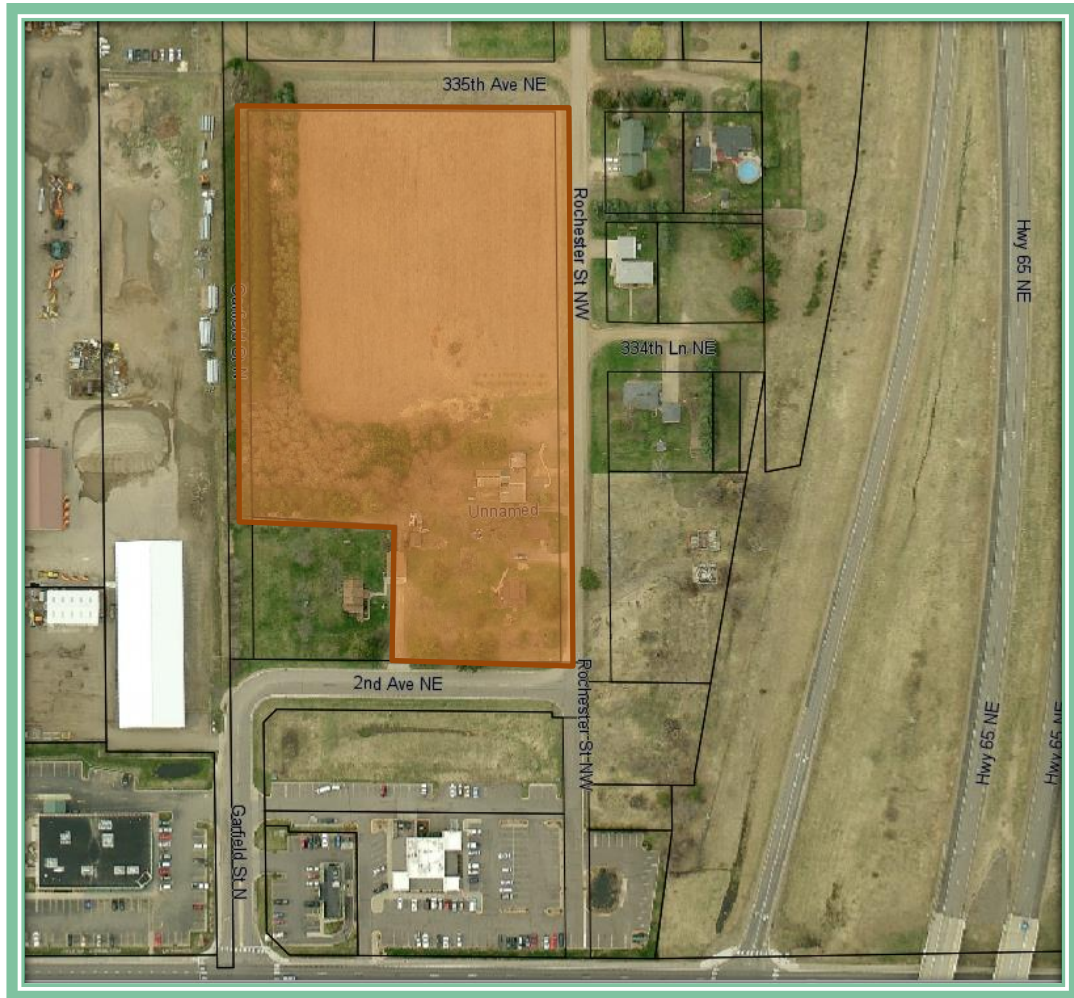
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Aerial



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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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