

FOR LEASE — OUTPARCELS

2610 & 2615 BRIDGE AVENUE, ALBERT LEA, MN



Location Features

- **Major surrounding retailers** in trade area include Walmart Supercenter, Home Depot, Bomgaars, HyVee, Dunham's Sports, Ace Hardware, Dollar Tree and more
- **Site located just off I-90 at the I-35 interchange** surrounded by the local college, high school, retail, and airport
- **Adjacent to Northbridge Mall:** regional mall providing retail and medical to southern MN and northern IA
- **Next to dominant grocer** in the trade area: HyVee
- **Highest traffic count intersection** in the market

STRATEGIC LOCATION

- Trade area county seat
- Excellent street visibility
- 2 hard corners, 1 signalized
- 6 points of ingress/egress
- **Parking Ratio** — 5:1000

TRADE AREA DEMOGRAPHICS

Avg HHI: \$71,622

Population: 66,484



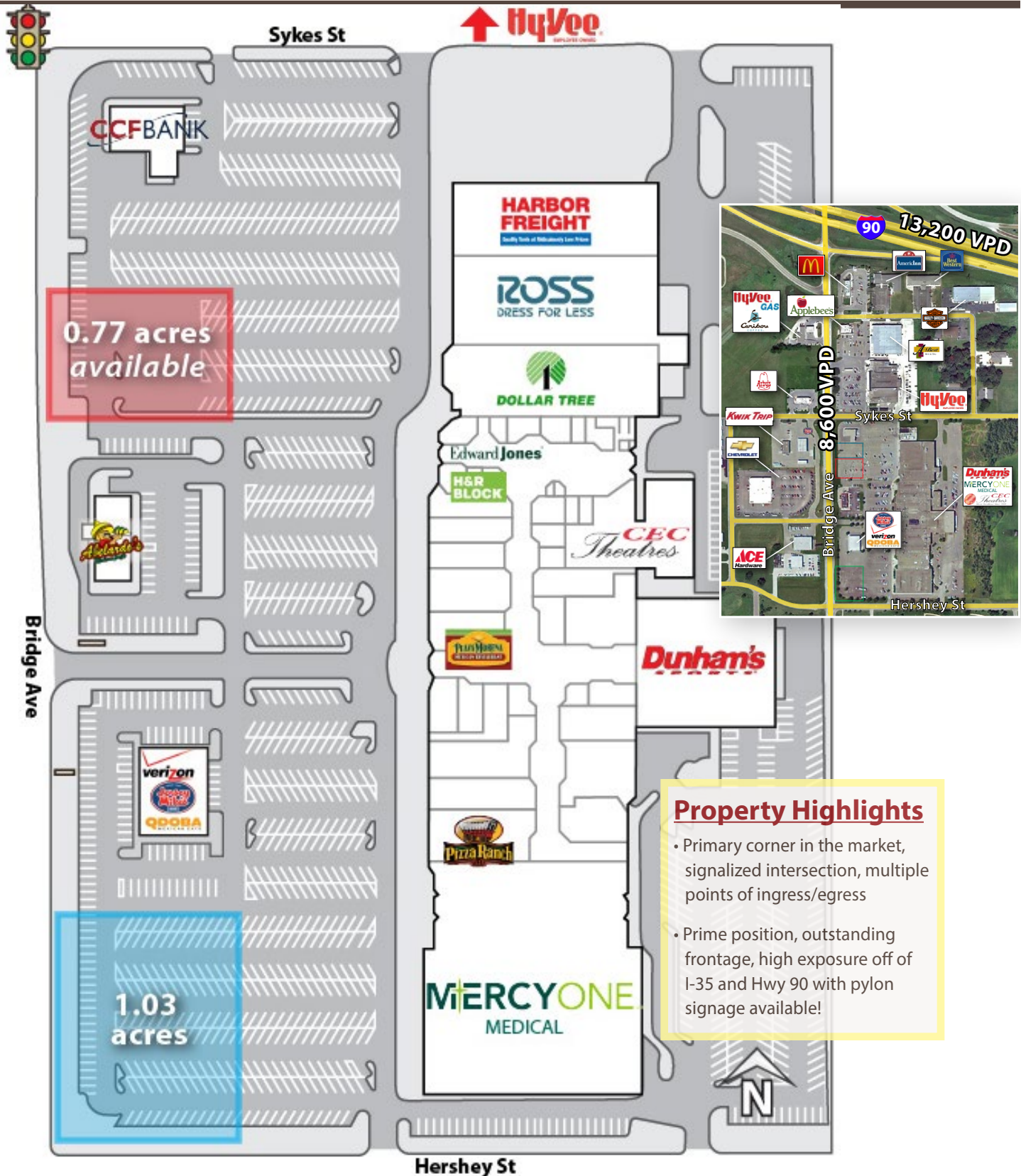
Owned and managed by
the CARRINGTON company
1.800.291.1454

For more information, contact
CHAD CHRISTENSEN

707.444.7719, office
916.801.8881, mobile
chad@thecarroco.com

— SITE PLAN —

0.77, and 1.0 acres Available



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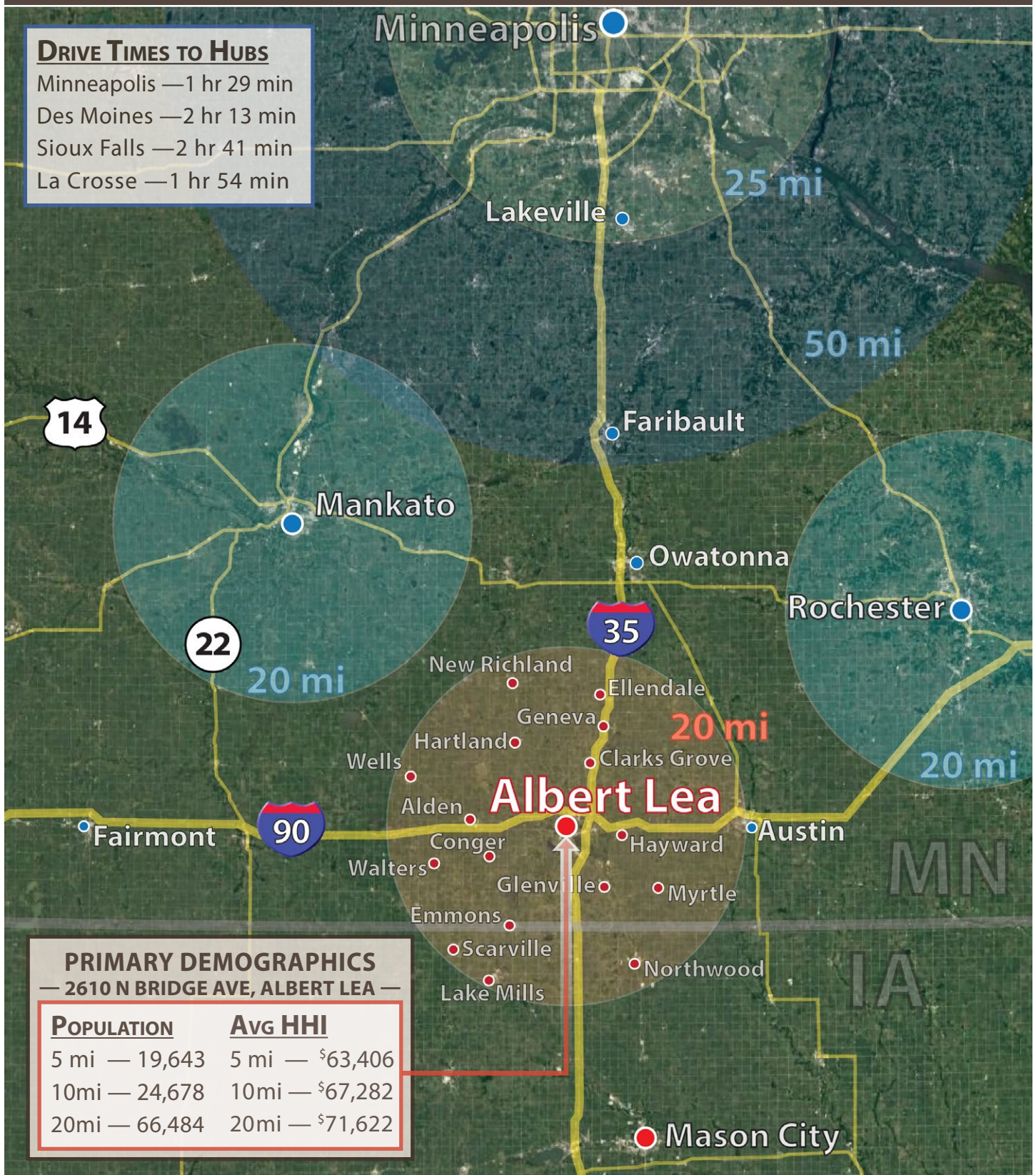
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— TRADE AREA —

Offering Multi-State Traffic

DRIVE TIMES TO HUBS

Minneapolis —1 hr 29 min
Des Moines —2 hr 13 min
Sioux Falls —2 hr 41 min
La Crosse —1 hr 54 min



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