

# FOR LEASE – OUTPARCELS

2610 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

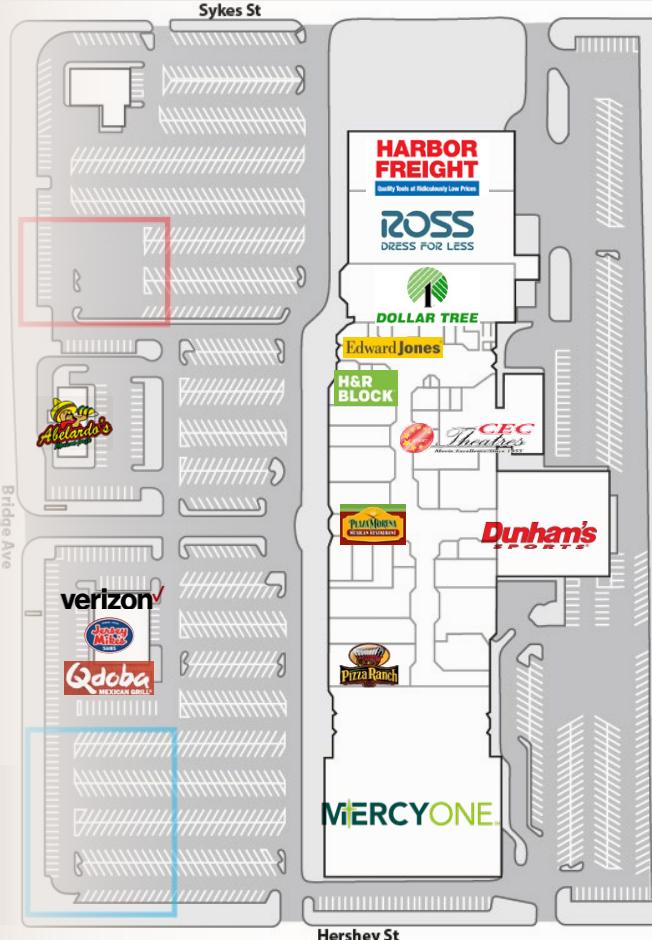
## STRATEGIC LOCATION

- 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



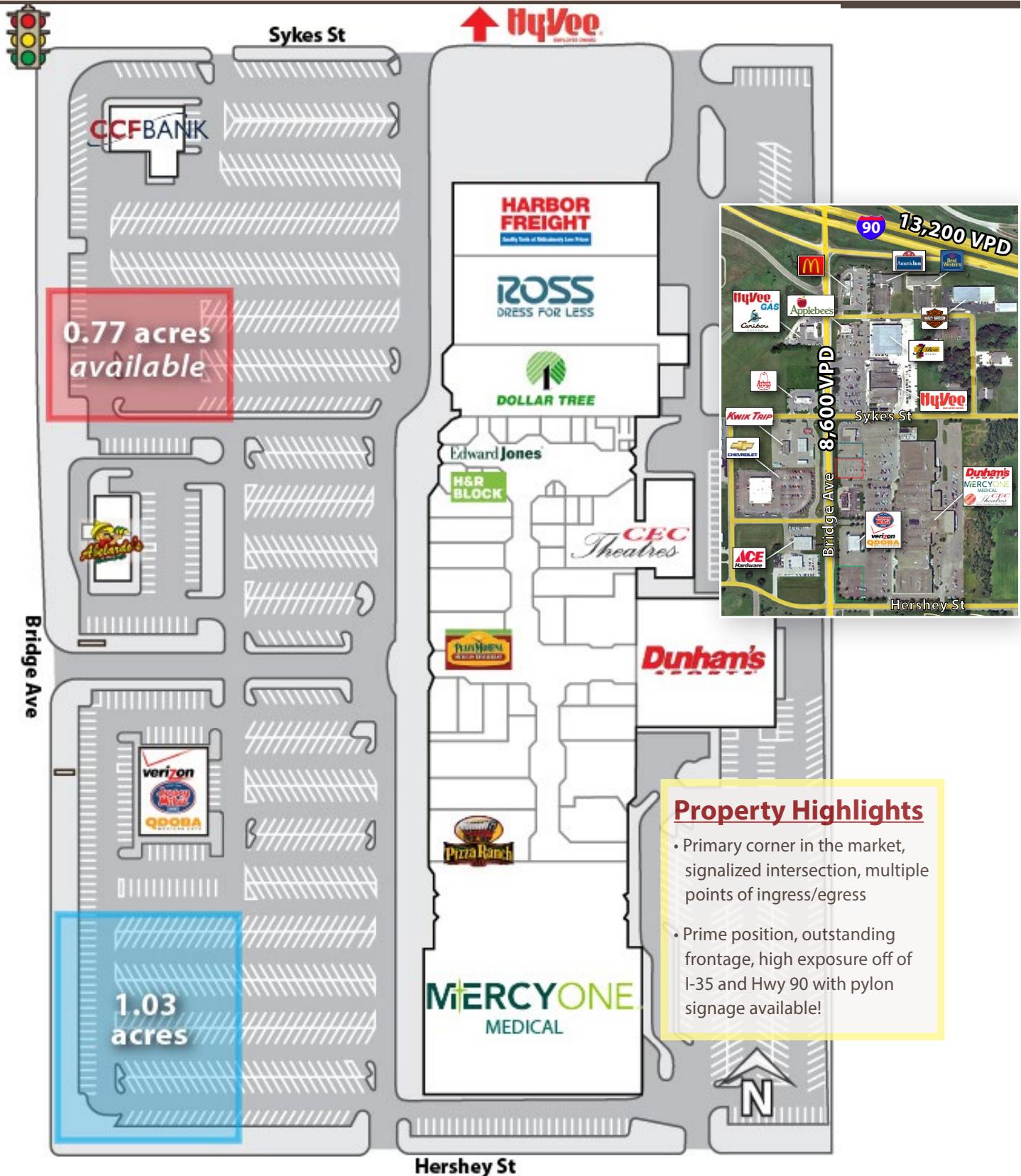
Owned and managed by  
the CARRINGTON company  
1.800.291.1454

For more information, contact  
CHAD CHRISTENSEN

707.444.7719, office  
916.801.8881, mobile  
chad@thecarrco.com

# — SITE PLAN —

## 0.77, and 1.0 acres Available



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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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