

# 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

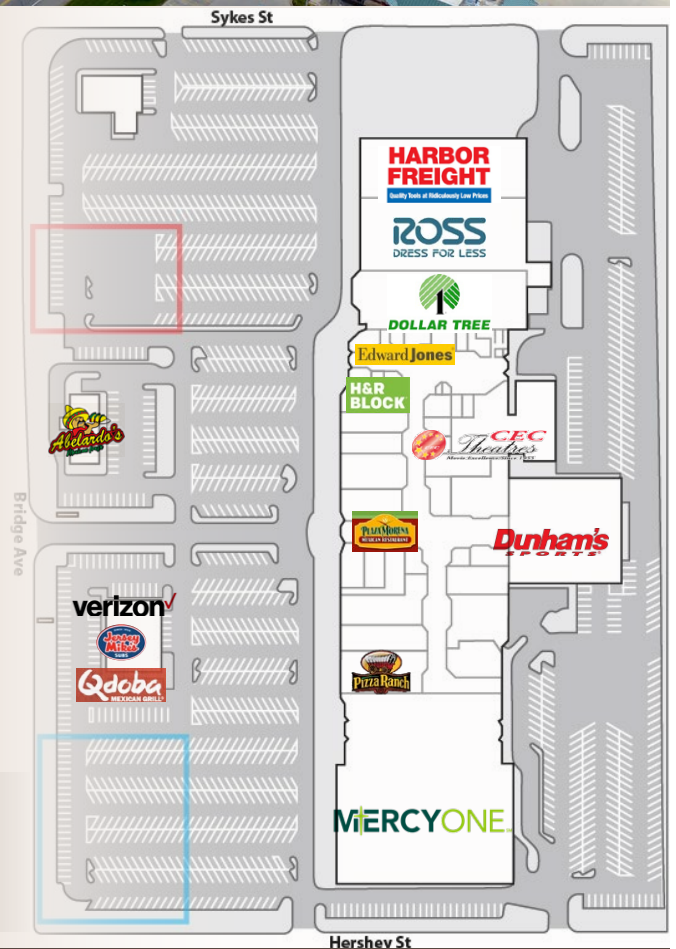
## STRATEGIC LOCATION

- 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

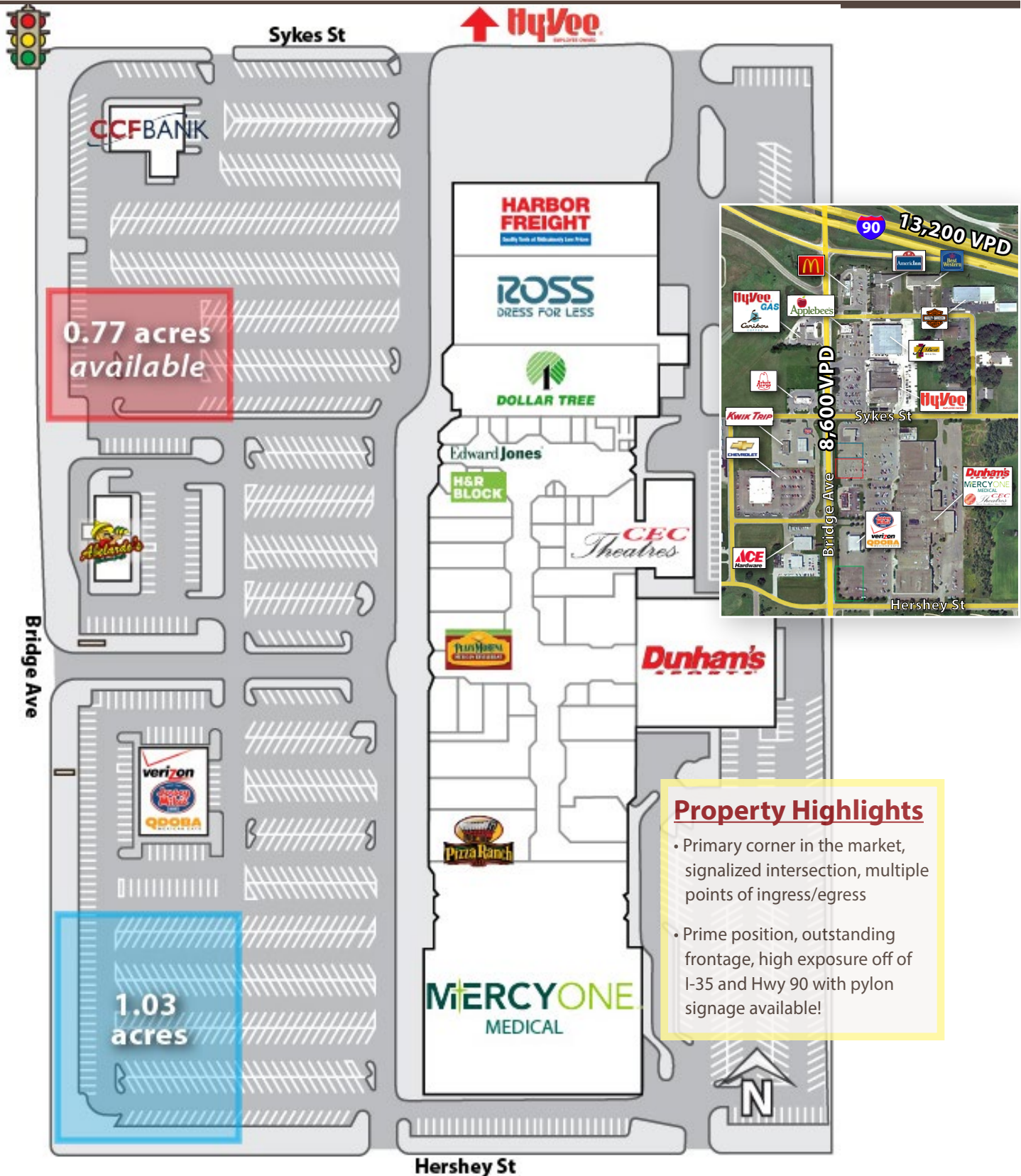
For more information, contact  
CHAD CHRISTENSEN

707.444.7719, office  
916.801.8881, mobile  
chad@thecarroco.com



# — SITE PLAN —

0.77, and 1.0 acres Available



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@thecarro.com

## — 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



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@thecarro.com