

Village Mall 1820/1870 2nd Ave NE, Cambridge MN 55008



- Total Complex 27,330 SF \geq
- Built in 2004 >
- \succ Zoned B2, Highway Business District
- **Designer Brick and Block** \triangleright
- Steel Roof \geq
- \triangleright 10" Clear Ceiling Height

- **3** Phase Power \geq
- \geq **130 Parking Spaces**
- \triangleright 5 Year Term
- 2024 CAM \$4.45 \geq
- 2024 Taxes \$2.71



Lease Rate \$18.50-\$20.50 NNN

Contact: **Matt Anderson COMMERCIAL BROKER** 612.327.2977 direct 763.689.0349 office 763.552.5754 fax Matt@ricproperty.com

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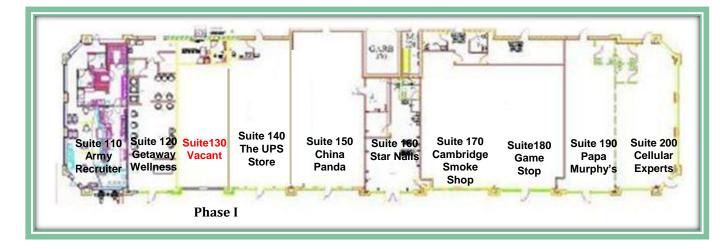
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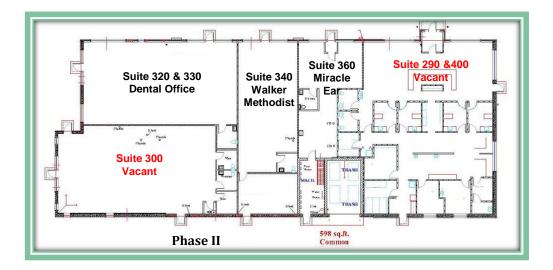






Floor Plans





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Floor Plan Suite 130

1374.71 Rentable Sq. Ft

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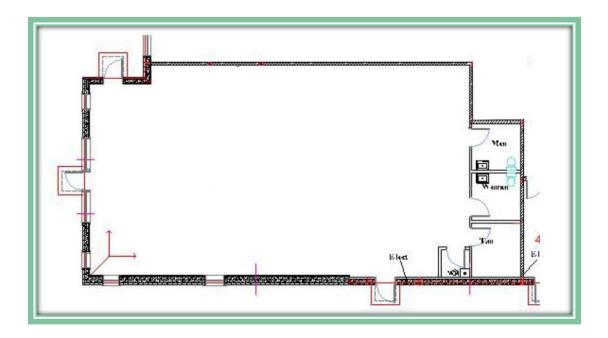
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FLOOR PLAN SUITE 300

2573.14 Rentable Sq. Ft

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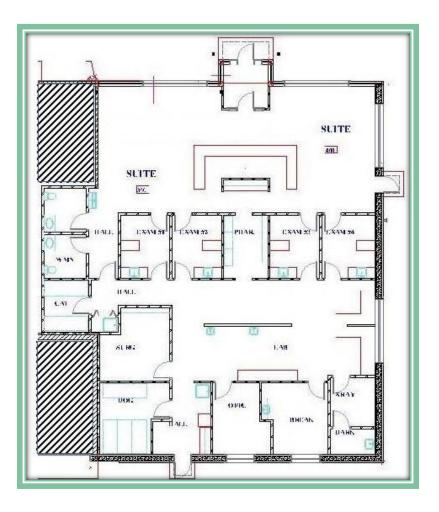
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FLOOR PLAN SUITE 390 &400

4085.68 Rentable Sq. Ft



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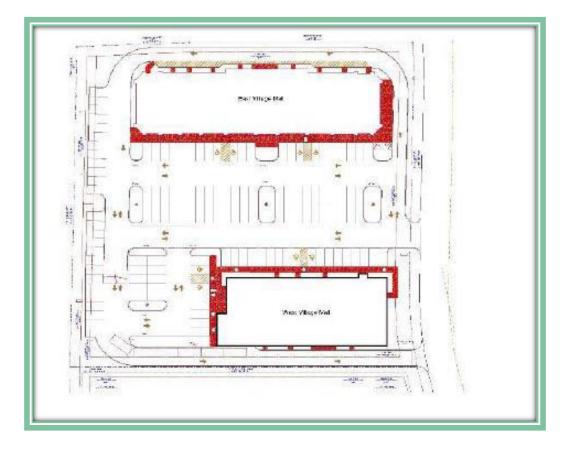
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SITE MAP

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DEMOGRAPHICS	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 f	PER DAY

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