

**ARTHURS COURT
1595 SECOND AVE NE, CAMBRIDGE, MN**



- Built in 2006
- Zoned B2- Highway Business District
- Suite: #140 – 523 SF Rentable
- Lease Term: 1-5 years (negotiable)
- 2026 CAM \$11.55 sf
- 2026 Tax Rate: \$3.61 sf
- Lease Rate \$18-20 NNN

Contact:

Bryce Thompson
COMMERCIAL AGENT

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Contact:

Matt Anderson
COMMERCIAL BROKER

612.327.2977 direct 763.689.0349 office
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Local Retail



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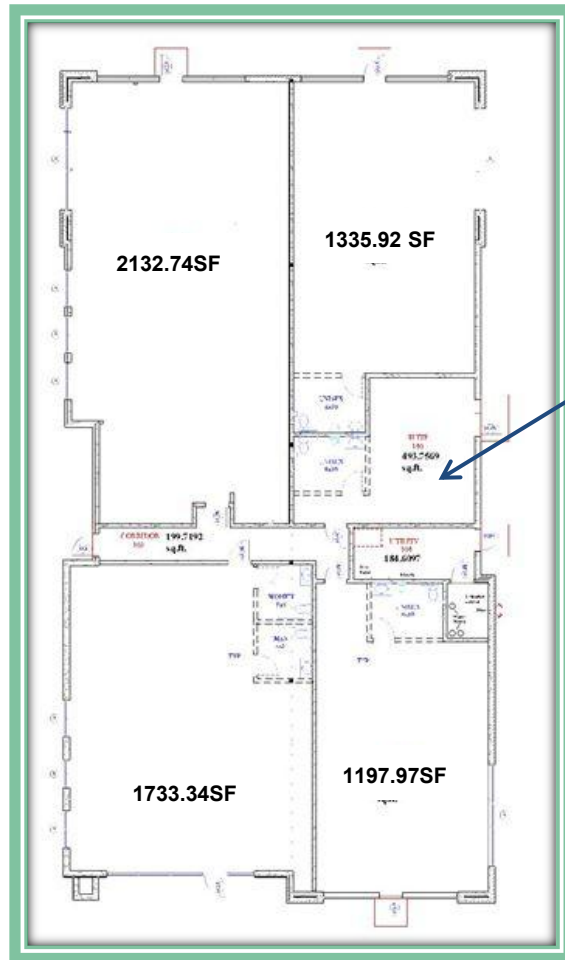
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Floor Plans



Featured Space

522.78SF Rentable

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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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