



Properties

RETAIL • INDUSTRIAL • COMMERCIAL PROPERTY MANAGEMENT SPECIALIST

www.ricproperty.com

763.689.0349 office

763.552.5754 fax

.53 acres - 2nd Ave SE, Cambridge, MN

- .53 Acres in Cambridge's Expanding Retail Hub
- High Traffic Corner - On the Frontage Rd to Walmart & Menards
- PID #15.182.0021
- Isanti County
- PID(s): 2018 Taxes \$7448
- Zoned Commercial



Contact:

Matt Anderson

COMMERCIAL BROKER

612.327.2977 direct

Matt@ricproperty.com

Ryan Kirby

COMMERCIAL Agent

612.850.1701 direct

Ryan@ricproperty.com

Sale Price: \$225,000

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, or any other affiliated party, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, this information or any other written or oral communication or information transmitted or made available to the recipient.





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Local
Retail



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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 IT'S 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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