

Properties retail • Industrial • Commercial property management specialist

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.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





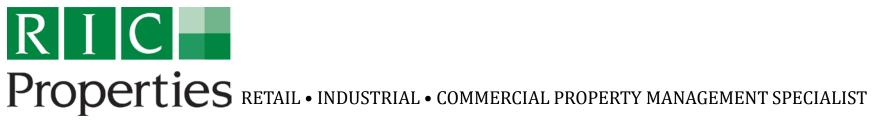
Local **Retail**

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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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