

RETAIL SPACE FOR LEASE >

205 Balsam Street N

Cambridge, MN 55008



Accelerating success.



Junior box opportunity available adjacent to Target, in Cambridge, MN. Located on the east side of Cambridge on Highway 95 across from Walmart SuperCenter. Great visibility and access.

CONTACT US

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OWNED BY



MANAGED BY:



RETAIL > FOR LEASE

SITE INFORMATION

Location NWQ of Xylite Street NE & Highway 95
Description Former Office Max Space Available
Zoning Retail

AVAILABLE:

For Lease 14,528 SF

DEMOGRAPHICS:

	1 Mile	5 Miles	10 Miles
Population	1,407	13,799	32,773
Median HH Income	\$54,788	\$59,323	\$61,935
Average HH Income	\$61,756	\$72,090	\$72,197

* Source: U.S. Census Bureau, Census 2010 Data Summary

TRAFFIC COUNTS:

- > Highway 95 22,300 cars per day
- > Highway 65 11,700 cars per day
- > Xylite Street 3,450 cars per day

* Source: Minnesota Department of Transportation 2014 Study. Averages are per day total cars

2018 EXPENSES:

CAM: \$0.62 PSF

Taxes: \$3.39 PSF

Total \$4.01 PSF

ANCHOR TENANTS:

- > Target
- > Applebee's
- Wendy's

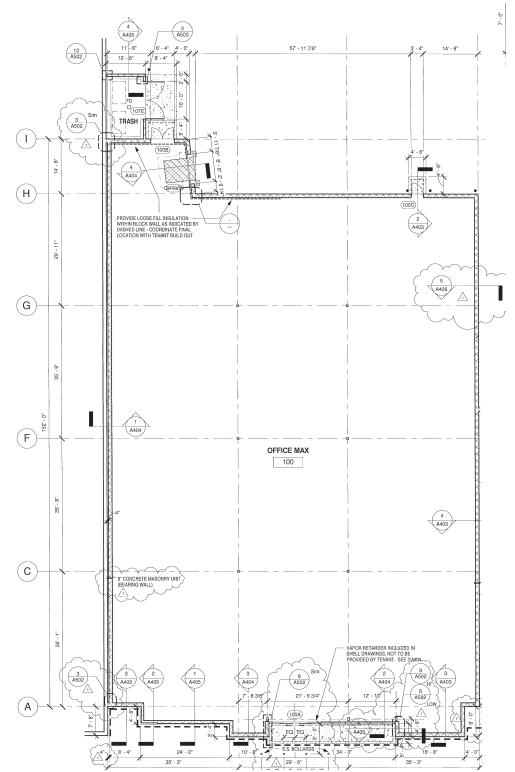
AREA TENANTS:

- > Cub Foods
- > Menards
- > Caribou Coffee
- > Arby's
- > Kohl's
- > Culvers
- > Fleet Farm
- > Fantastic Sams
- > Walmart
- > Aldi
- > Maurices
- > Famous Footwear
- > Sally Beauty
- > Kay Jewelers

COMMENTS:

This Target anchored retail center offers excellent visibility and convenient access. Cambridge is a growing area with new residential units, single family homes and/or residential lots under development.

RESIDENTIAL GROWTH:



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