



FOR SALE >

# 205 BALSAM ST. Cambridge

205 BALSAM STREET  
CAMBRIDGE | MN

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.

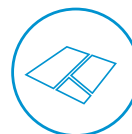
Cambridge is a growing area with new residential units, single family homes and/or residential lots under development

## SITE PLAN



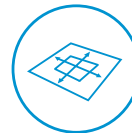
14,528 SF

PROPERTY  
SIZE



1.40 ACRES

SITE SIZE



15.195.0010

PID



2006

YEAR BUILT



Retail

ZONING





FOR SALE >

# 205 BALSAM ST. Cambridge

205 BALSAM STREET  
CAMBRIDGE | MN



POPULATION

10,722



DAYTIME EMPLOYMENT

13,761



TRAFFIC COUNTS

Highway 95 - 22,300 VPD  
Highway 65 - 11,700 VPD



MEDIAN HOUSEHOLD INCOME

\$55,525



HIGHER EDUCATION

33.2%



HOUSEHOLDS EARNING  
OVER \$100,000

21.5%



## CONTACT US

Jeff Budish  
952 897 7755  
[jeff.budish@colliers.com](mailto:jeff.budish@colliers.com)

Terese Reiling-Holden  
952 897 7738  
[terese.reiling@colliers.com](mailto:terese.reiling@colliers.com)

\*All demographics are within 3 miles of location

[colliers.com/msp](http://colliers.com/msp)

Accelerating Success.