

## 380 Garfield St S – Cambridge, MN



- 20,556 Total SF Building
- Isanti County
- Zoned B2 – Highway Business District
- Built in 1979 (Remodeled 2015)
- 92 Parking Spaces
- 2026 CAM & Tax Rate: \$3.97
- Lease Rate: \$22psf NNN

### Suites Available

| Suite #   | SF  |
|-----------|-----|
| Suite 360 | 750 |

**\*\* Inquire with agent on Salon  
Equipment Options**

#### Contact:

**Matt Anderson**  
COMMERCIAL BROKER

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[Matt@ricproperty.com](mailto:Matt@ricproperty.com)

## Local Retail



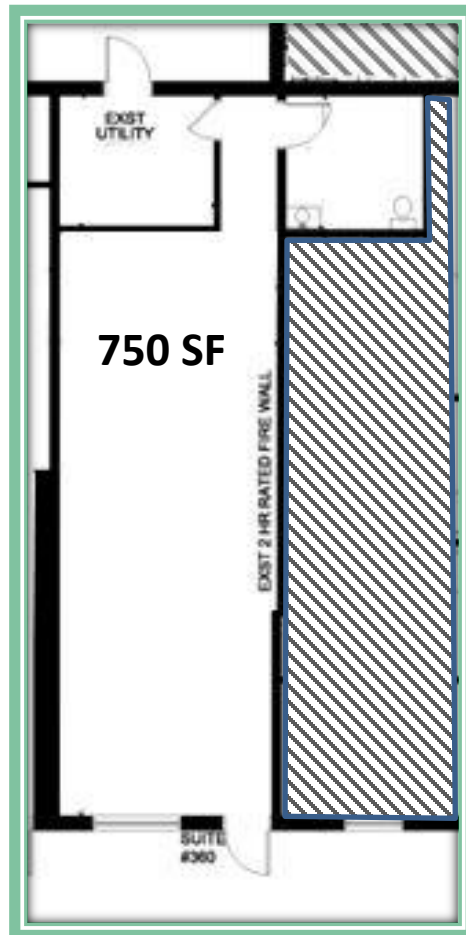
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## SUITE # 360 FLOOR PLAN



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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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