



Bridge Avenue Retail Hub

160 Bridge Ave, Albert Lea, MN, 56007



- **Leasable Space** 1,540 SF
- **Lease Rates** \$13 PSF NNN
- **CAM/ReTax** \$5.65 PSF
- **Building Size** 13,928

- High-visibility location in active retail corridor
- Surrounded by national tenants
- Open layout with modern finishes
- 1,540 SF inline retail space



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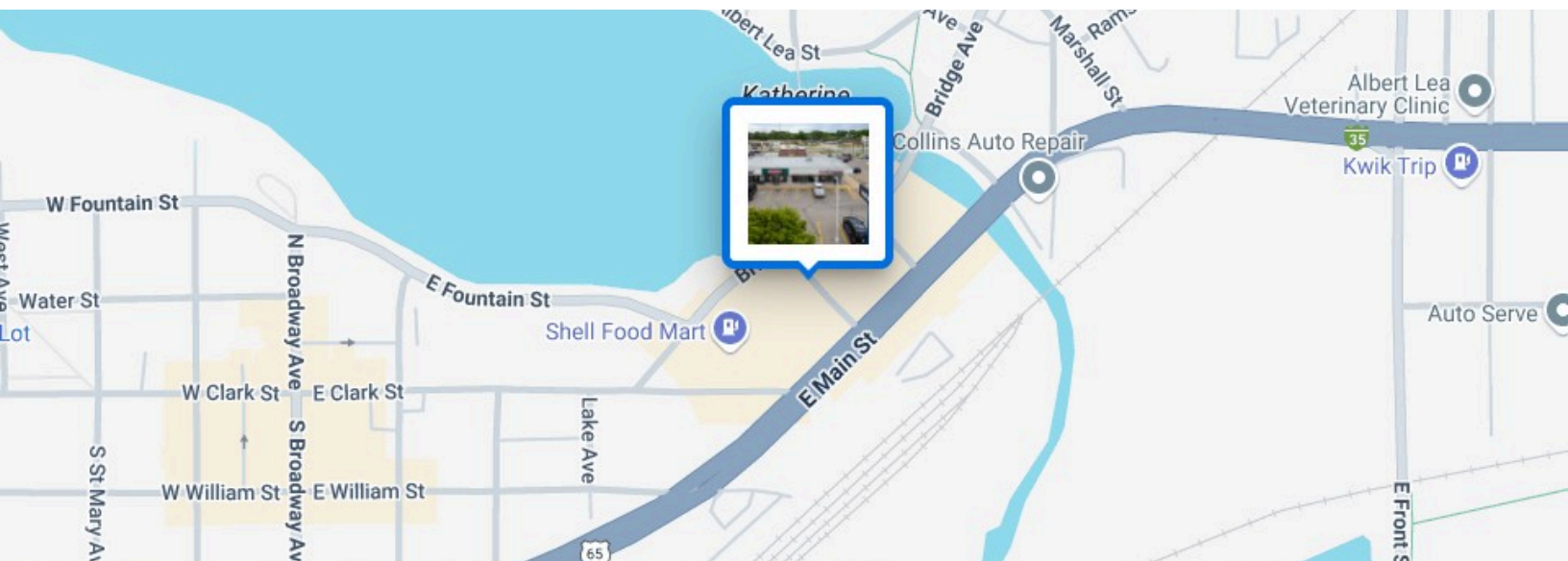


Now available for lease – a clean, open 1,540 SF inline suite located in a well-trafficked strip center surrounded by strong national co-tenants including Verizon Wireless, Papa Murphy's, and Ebert & Gerbert's. McDonald's and Walgreens are located on adjacent outlots, bringing consistent foot and vehicle traffic to the area.

The suite features large storefront windows offering abundant natural light, durable LVP flooring, neutral interior paint, and an open ceiling—ideal for a variety of retail or service uses. Adequate on-site parking ensures easy access for both customers and staff.

Perfect for businesses seeking strong visibility and synergy

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