

**Crossroads  
1001 Hwy 95 East  
Cambridge, MN**



- 29,190sf Building on a 2.79 acre lot
- Built in 1975
- Zoned B2, Commercial/Industrial
- 10 Ft Clear Ceiling Height
- 3 Phase Power
- 133 shared parking spaces
- \$16 psf Gross Lease Rate
- 1-5 Year Lease Term  
(depending on tenant improvements)

**Contact:**

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COMMERCIAL AGENT

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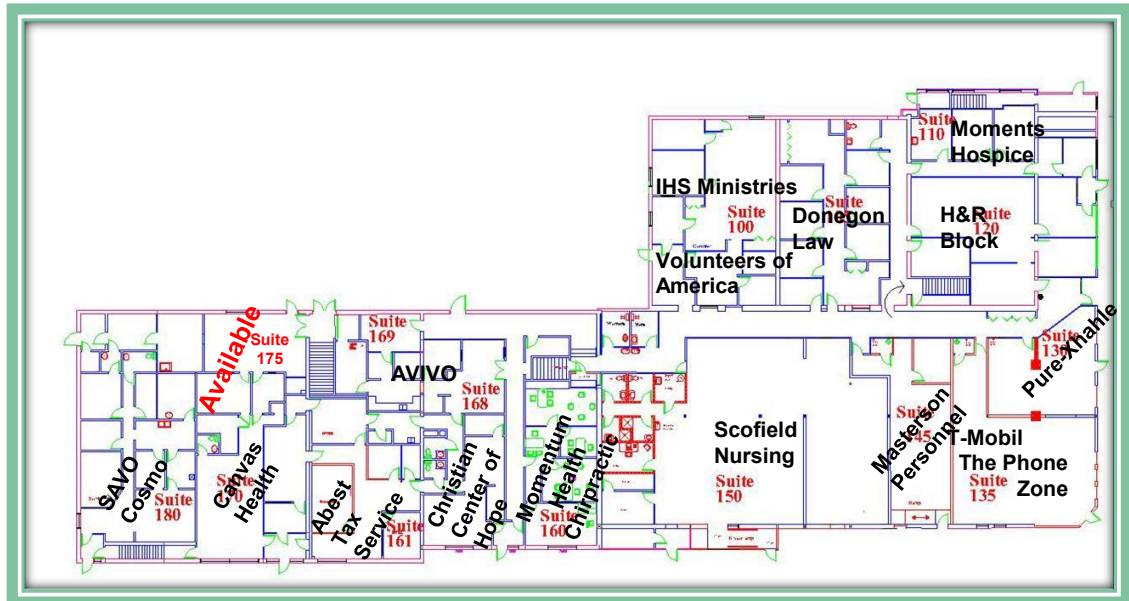
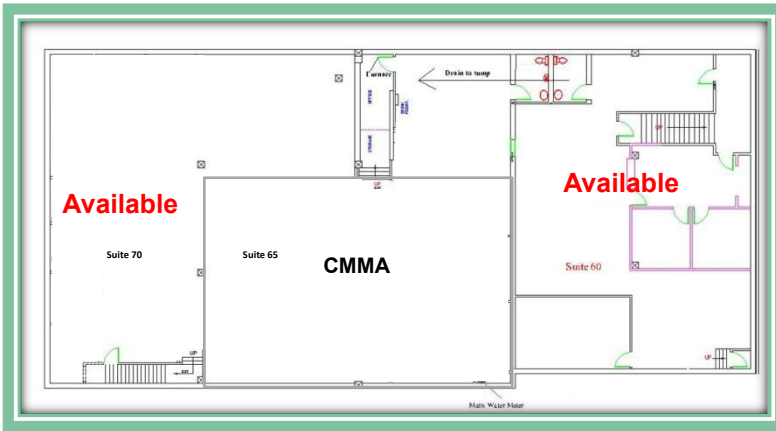
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## Floor Plans



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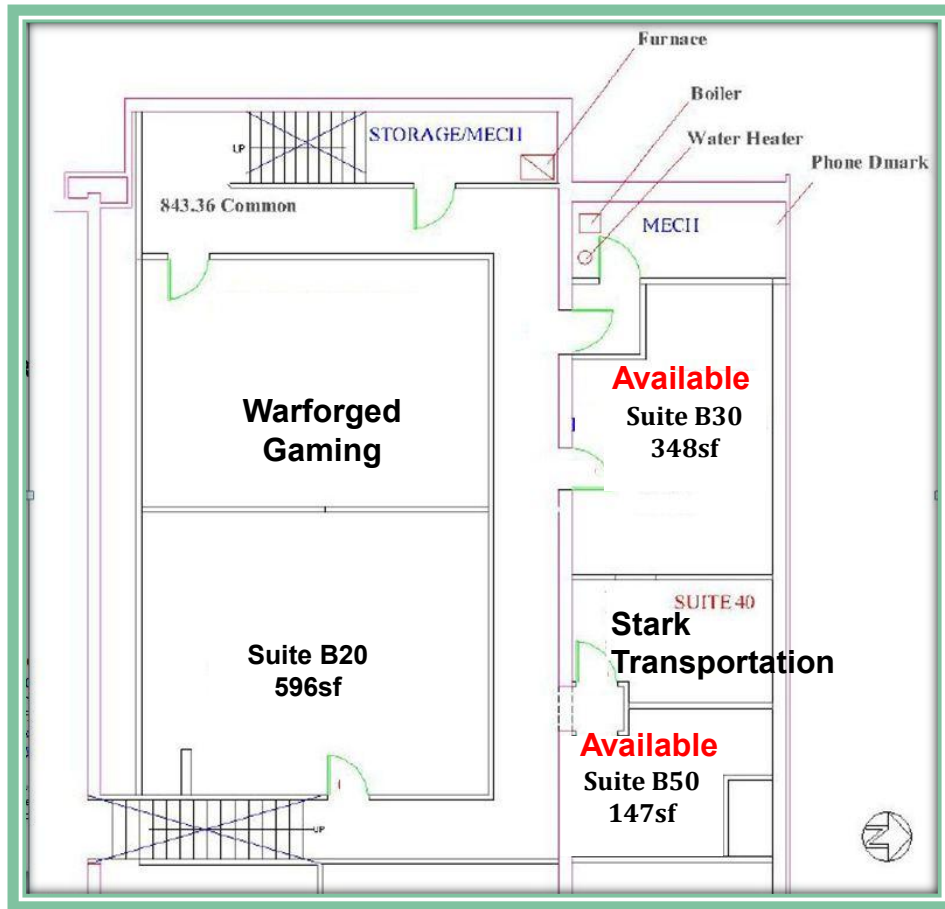
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## Floor Plan



**Lease Rate - Negotiable**

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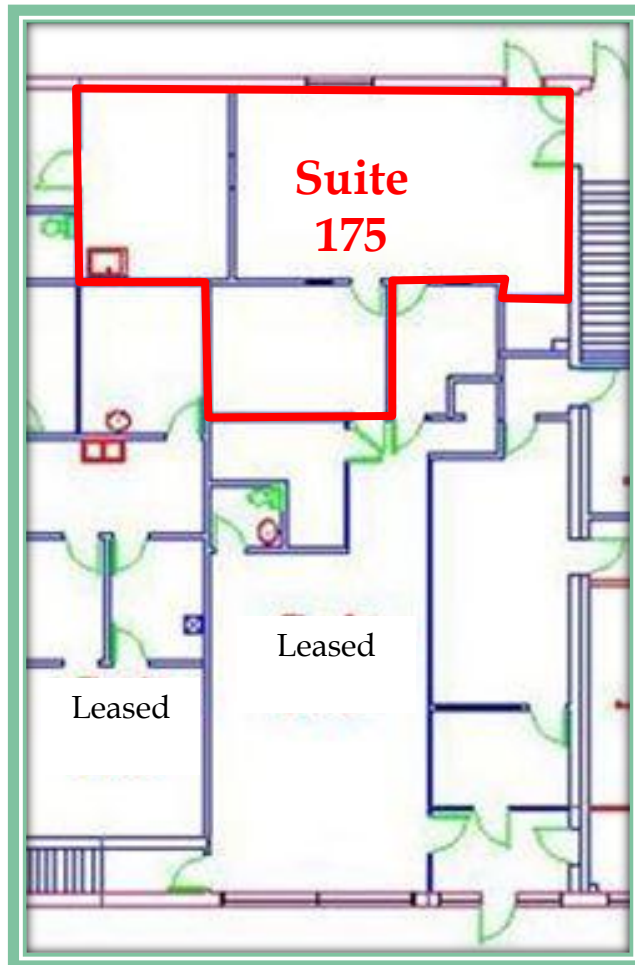
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**967 Sq. Ft.**  
**Rentable**  
**\$14-16 psf.**

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## Interior Photos



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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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