

FOR LEASE

FREESTANDING BUILDING

130 Opportunity Blvd | Cambridge, MN | 55008



1,855 SF Available
Expandable to 4,000 SF

Chad Sturm
612.436.1122
chad@upland.com

UPLAND

REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!

www.upland.com

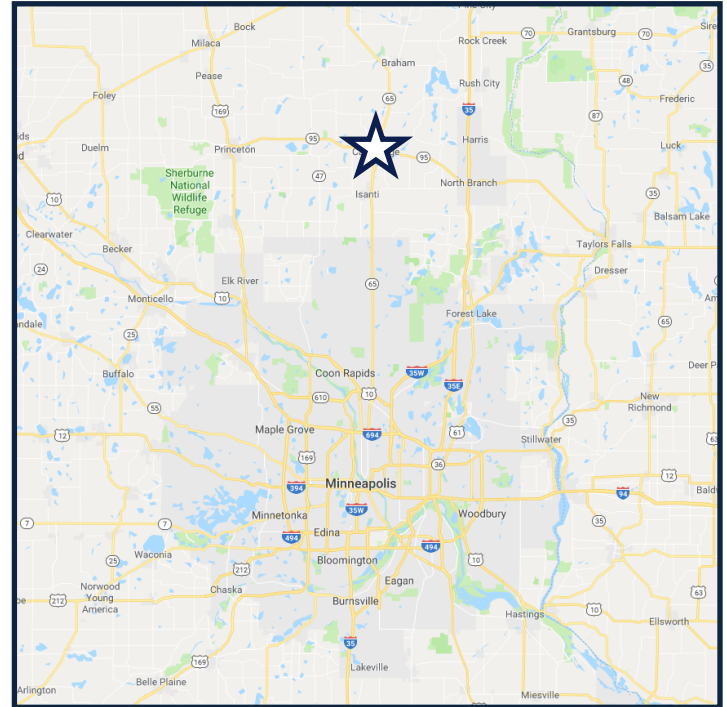
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	Freestanding Building 130 Opportunity Blvd
CITY, STATE	Cambridge, MN
SPACE AVAILABLE	1,855 SF—Expandable to 4,000 SF
LOT SIZE	0.87 Acres
BUILDING SIZE	1,855 SF
LEASE RATE	Negotiable
SIGNAGE	Building Pylon with Digital Reader Board
2018 TAX	\$15,032
YEAR BUILT	2009



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,373	11,304	14,154
MEDIAN HH INCOME	\$47,238	\$56,037	\$57,692
AVERAGE HH INCOME	\$61,985	\$77,015	\$77,608
MEDIAN AGE	33	37.4	38.1

AREA TENANTS

Target	Kohls
Cub Foods	Mills Fleet Farm
Auto Zone	Walmart
Holiday Stationstores	AutoZone
Aspen Dental	Menards
Applebee's	Wendy's
Tractor Supply	Aldi
Walgreens	Starbucks
Caribou Coffee	Perkins

TRAFFIC COUNTS

HWY 95 NE	22,400 VPD
------------------	------------

COMMENTS

- Retail Site off of Opportunity Blvd in Cambridge, MN.
- Located off of the main Highway that services the trade area.
- Access from a Full lighted intersection off of Hwy 95 NE.





THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.