

# HWY 95 & Balsam St Spirit River Crossings



## Retail & Restaurant Sites Available for Sale

**Area Anchors** include: Kohls, Mills Fleet Farm & Aldi

**Area Tenants** include: Target, Cub, Super Wal-Mart, Menards, Applebee's, Maurice's Famous Footwear, Kays Jeweler, Sally Beauty and many more.

**Features** include excellent visibility and access off HWY 95. Established traffic patterns with regional detention pond.

### Traffic Counts:

22,500 vpd on HWY 95 East  
22,500 vpd on HWY 95 West  
9,200 vpd on HWY 65 North  
11,760 vpd on HWY 65 South

CITY OF  
**CAMBRIDGE**  
MINNESOTA

## Cambridge Economic Development

Your First Stop for Business Locations, Financing Resources and Development Opportunities.

**Stan Gustafson, Economic Development Director**

sgustafson@ci.cambridge.mn.us | 763.552.3209

**ZONED:** B-2 (Highway Business District)

### AVAILABLE LOTS:

Site 1 - 2.64 a, 114,998 sf, \$4/sf = \$459,992  
Lot 1, Block 1

Site 2 - 1.2 a, 52,272 sf, \$5/sf = \$261,360  
Lot 1, Block 2

Site 3 - 3.64 a, 158,558 sf, \$6.75/sf = \$1,070,266  
Outlot A



## RETAIL SITE

**SITE DATA:** Total Lot Area = 114,940 S.F. (2.64 A.C), Total Building Area = 18,000 S.F., Open Space Area = 31,653 S.F. - 28% (20% REQ.)  
Parking Stalls Required = 60, Parking Stall Provided = 94 (Based on 1 Space/300SF GFA - Retail)



## RESTAURANT SITE

**SITE DATA:** Total Lot Area = 52,096 S.F. (1.20 A.C), Total Building Area = 5,960 S.F., Open Space Area = 11,597 S.F. - 22% (20% REQ.)  
Parking Stalls Required = 75, Parking Stall Provided = 78 (Based on 1 Space/3 Seats - Restaurant/Bar, Sit Down)





## RETAIL SITE

**SITE DATA:** Total Lot Area = 158,558 S.F. (3.64 A.C.), Total Building Area = 158,558 S.F., Open Space Area = 81,439 S.F. - 42% (20% REQ.)  
 Parking Stalls Required = 96, Parking Stall Provided = 219 (Based on 1 Space/300SF GFA - Retail)



## RESTAURANT & RETAIL SITE

**SITE DATA:** Lot 1 Total Area = 92,839 S.F. (2.13 A.C.), Buildable Area = 76,606 S.F., Total Building Area = 5,960 S.F., Open Space Area = 30,986 S.F. - 33.37%. Parking Stalls Required = 75, Parking Stall Provided = 102 (Based on 1 Space/3 Seats - Restaurant)

Lot 2 Total Area = 100,265 S.F. (2.30 A.C.), Buildable Area = 77,779 S.F., Total Building Area = 17,000 S.F., Open Space Area = 33,273 S.F. - 33.18%. Parking Stalls Required = 57, Parking Stall Provided = 110 (Based on 1 Space/300 GFA - Retail)



## RESTAURANT & RETAIL SITE

**SITE DATA:** Lot 1 Total Area = 93,223 S.F. (2.14 A.C), Buildable Area = 76,780 S.F., Total Building Area = 5,960 S.F., Open Space Area = 32,512 S.F. - 34.87%. Parking Stalls Required = 75, Parking Stall Provided = 108 (Based on 1 Space/3 Seats - Restaurant)

Lot 2 Total Area = 99,881 S.F. (2.30 A.C), Buildable Area = 77,606 S.F. (1.78 AC), Total Building Area = 17,000 S.F., Open Space Area = 33,340 S.F. - 33.37%. Parking Stalls Required = 57, Parking Stall Provided = 126 (Based on 1 Space/300 GFA - Retail)

