

FOR SALE - 1,875 SF RETAIL CONDO



FEATURES:

- End Cap 1,875 SF Retail Condo FOR SALE in Andover, MN.
- Located in busy strip mall that includes Dance Studio, Dentist & Animal Clinic.
- Floor plan is mostly wide open ready for any type of buildout.
- Easy access to Hanson Blvd. off Bunker Lake Blvd.
- Other amenities such as Walmart, Target, Acapulco & Pizza Ranch restaurant nearby.

Sale Price
\$346,875

Property Taxes - \$7,106.25
Association Dues - \$5,793.75 / yr.

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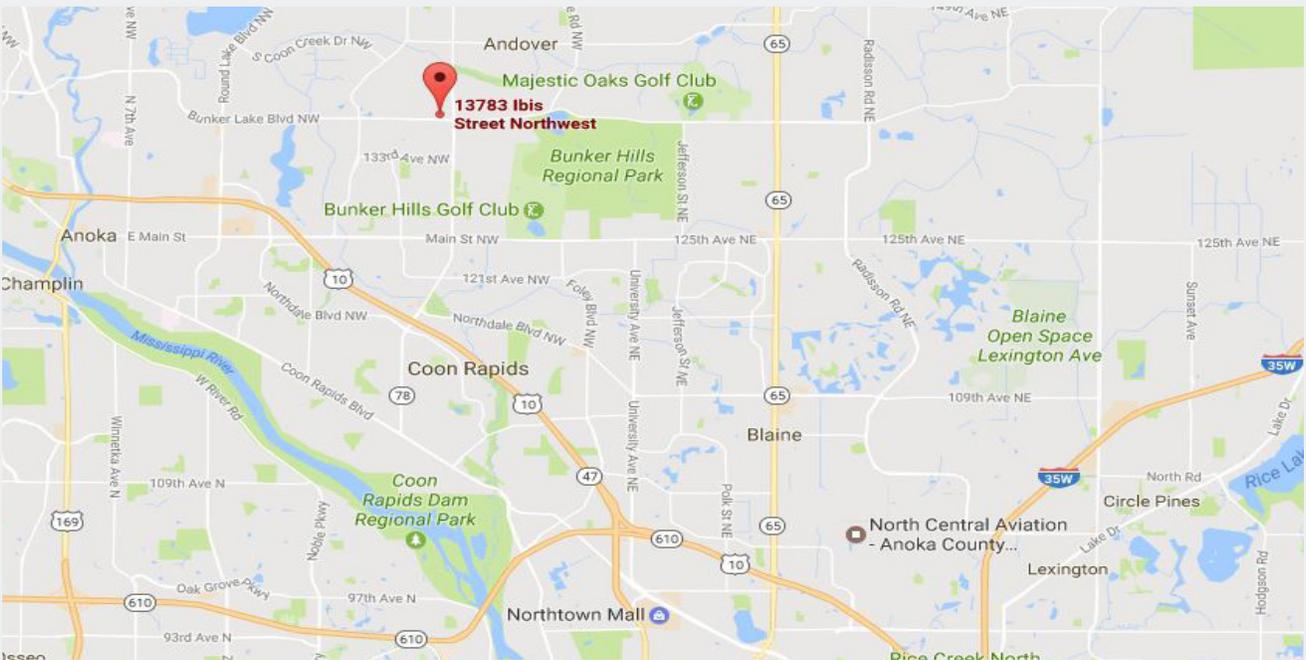

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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

AERIAL & MAP

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NorthPoint Plaza
13783 Ibis St. NW, Suite 200
Andover, MN 55304

PROPERTY FACTS

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BUILDING SIZE	1,875 SF
YEAR BUILT	2007
ASSOCIATION	NorthPoint Plaza
PID #	34-32-24-14-0015 (Anoka County)
2017 REAL ESTATE TAXES & ASSOCIATION DUES	\$7,106.25 / \$5,793.75 per year
PARKING	67 Parking Stalls for entire complex.

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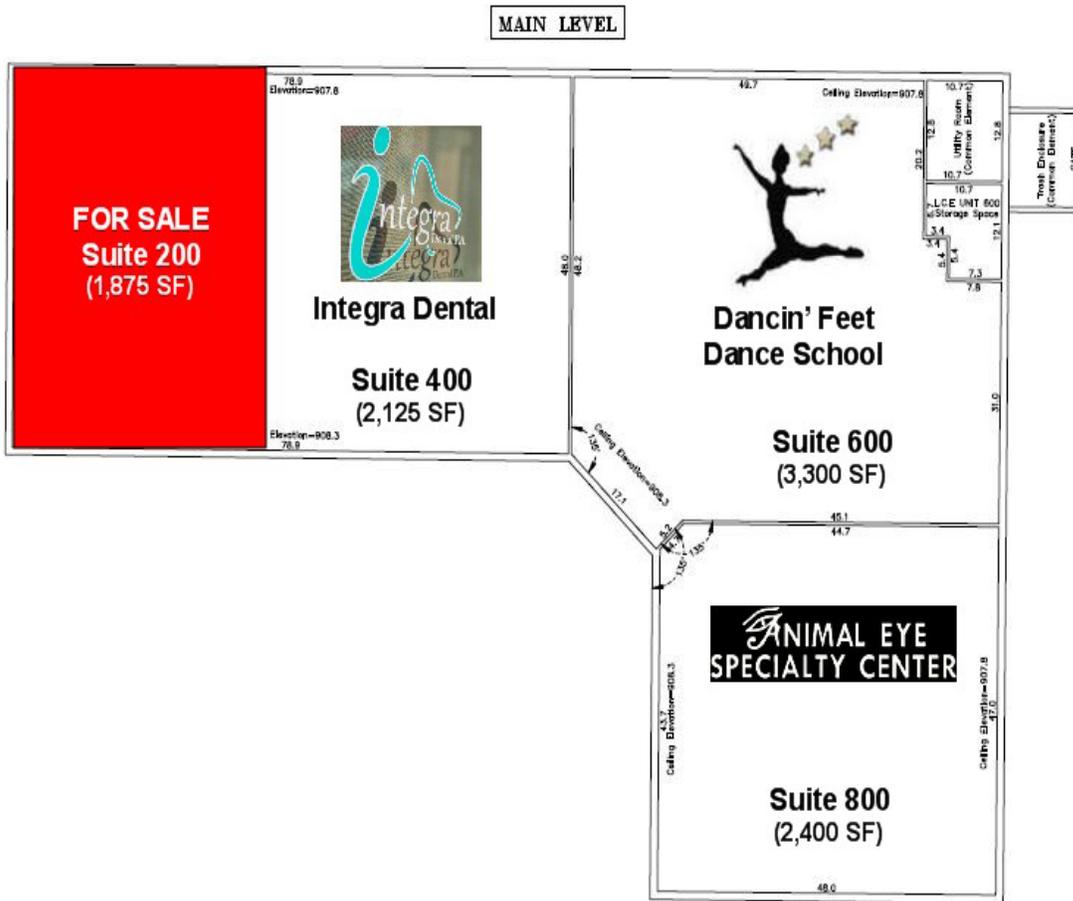
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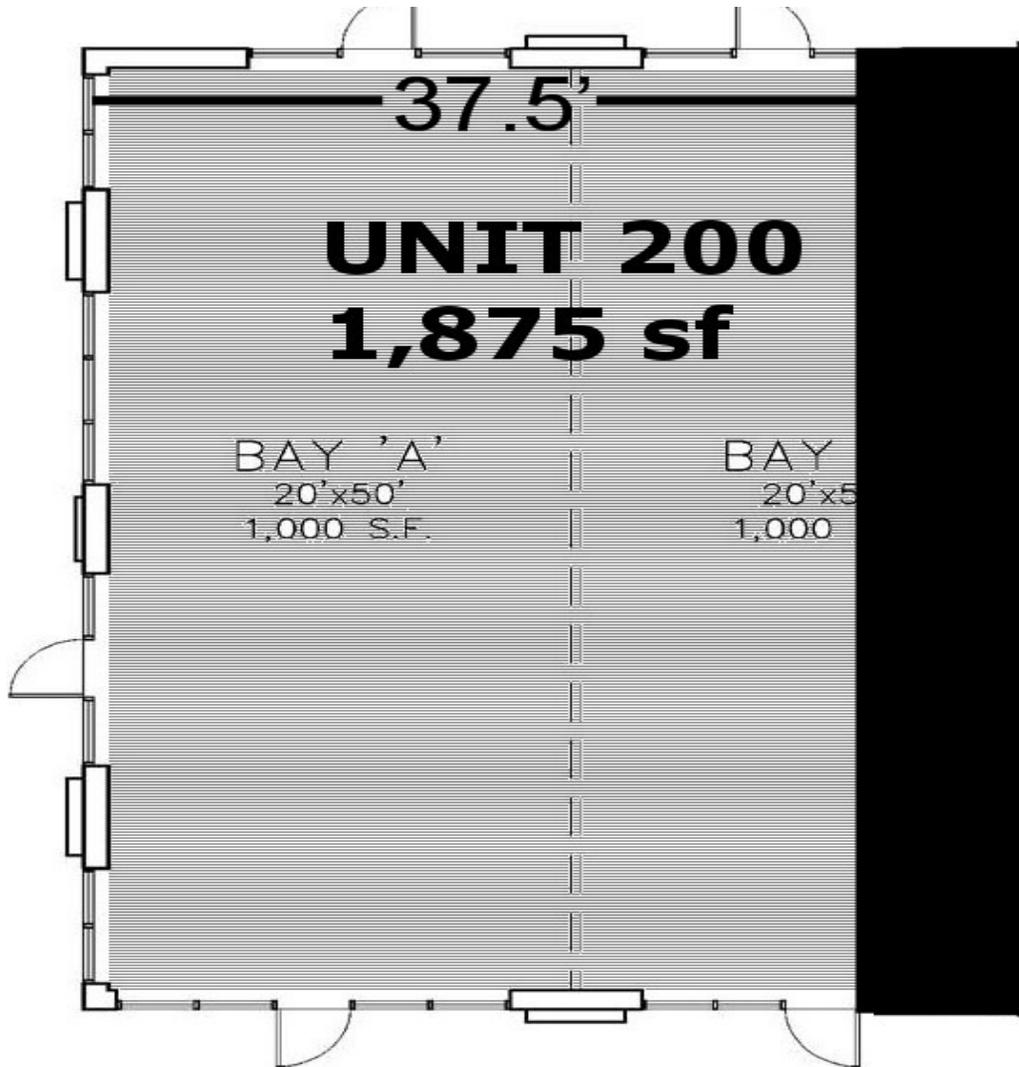
SITE PLAN

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FLOOR PLAN

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PHOTO GALLERY

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OUTSIDE GALLERY

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Census - 140,693 2016 (Estimate) - 147,398 2021 (Projection) - 153,144 <i>*CoStar Data</i>
AVERAGE HOUSEHOLD INCOME	2016 (Estimate) - \$87,184 <i>*CoStar Data</i>
TRAFFIC	Bunker Lake Blvd - 19,413 vehicles per day Hanson Blvd - 16,670 vehicles per day <i>*CoStar Data</i>
CITY OF ANDOVER	<p>The City of Andover is an exciting place to live, do business, and enjoy the scenic rural atmosphere of a growing suburban community. With a population exceeding 30,000, Andover is no longer the best-kept secret of Anoka County. Predominantly a residential community, Andover also has abundant parks, trails and recreational areas. The City is located 20 miles north of Minneapolis, where a cosmopolitan mix of activities exists: shopping, universities, athletic events, theater, arts and more</p> <p>REGIONAL ACCESS: Three major north-south roadways funnel traffic through Andover's commercial areas. Seventh Avenue, Round Lake Boulevard, and Hanson Boulevard all provide direct access to TH-10 from the north. Crosstown Boulevard is an important regional route from northern Blaine. These major roadways all intersect with Bunker Lake Boulevard in Andover and are major commuter routes to and from the Twin Cities.</p>



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