

**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.



Overview .....	1
Aerial Maps .....	2
Property Info .....	3
Site Plan .....	4
Floor Plan .....	5
Photo Gallery .....	6-7
City Information .....	8



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



**Jeff Penfield**  
612.325.2067  
jpenfield@arrowcos.com

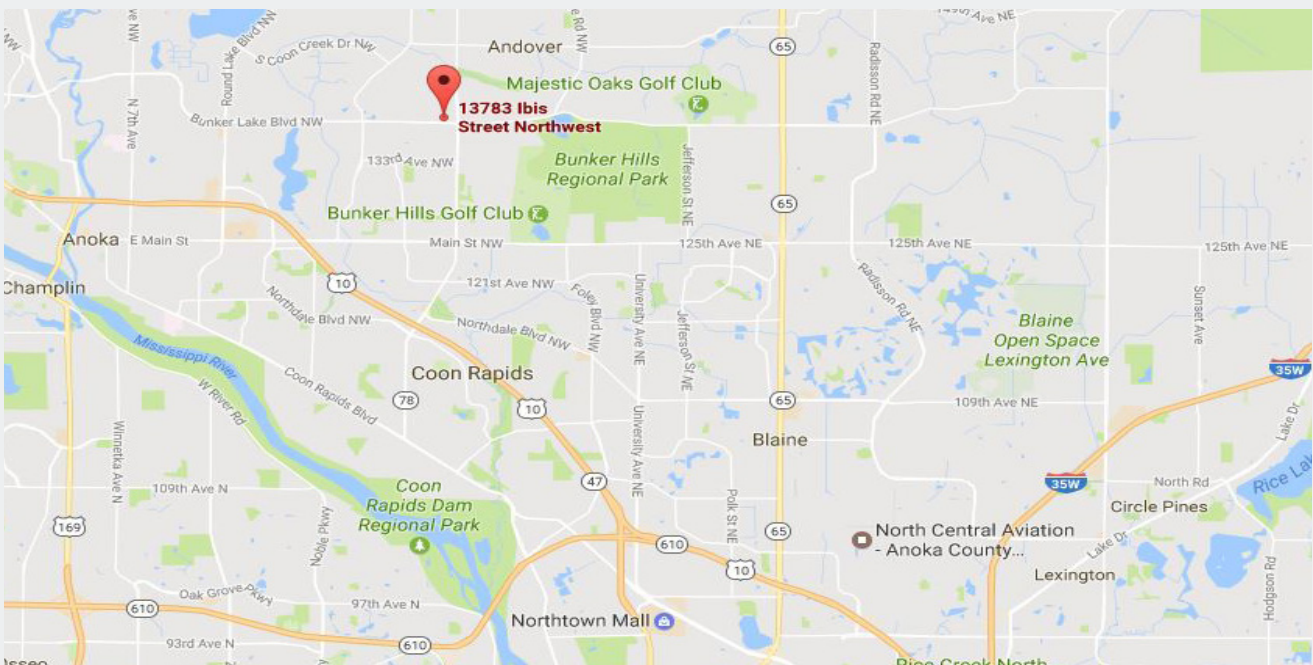
**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

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

**AERIAL & MAP**

**FOR SALE - 1,875 SF RETAIL CONDO**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

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

[www.arrowcos.com](http://www.arrowcos.com)



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

## PROPERTY FACTS

**FOR SALE - 1,875 SF RETAIL CONDO**

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.

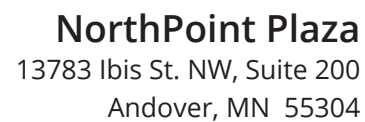
### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

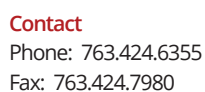
### Arrow Companies

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

[www.arrowcos.com](http://www.arrowcos.com)



## FOR SALE - 1,875 SF RETAIL CONDO

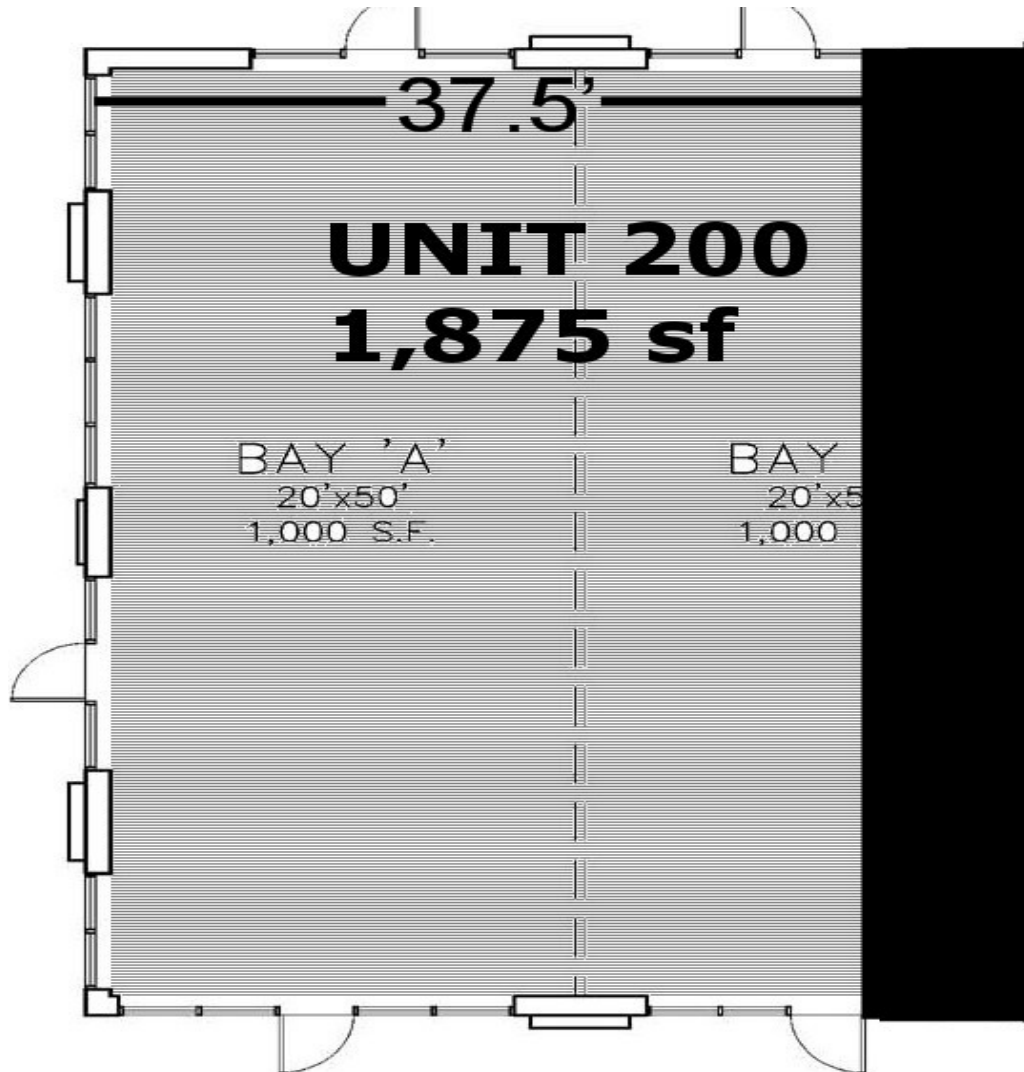


**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**FLOOR PLAN**

**FOR SALE - 1,875 SF RETAIL CONDO**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

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

[www.arrowcos.com](http://www.arrowcos.com)

**PHOTO GALLERY**

**FOR SALE - 1,875 SF RETAIL CONDO**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

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

[www.arrowcos.com](http://www.arrowcos.com)

**OUTSIDE GALLERY**

**FOR SALE - 1,875 SF RETAIL CONDO**



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

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

[www.arrowcos.com](http://www.arrowcos.com)

**CITY INFORMATION**

**FOR SALE - 1,875 SF RETAIL CONDO**

<b>POPULATION (5 MILE RADIUS)</b>	<p>2010 Census - 140,693 2016 (Estimate) - 147,398 2021 (Projection) - 153,144 <i>*CoStar Data</i></p>
<b>AVERAGE HOUSEHOLD INCOME</b>	<p>2016 (Estimate) - \$87,184 <i>*CoStar Data</i></p>
<b>TRAFFIC</b>	<p>Bunker Lake Blvd - 19,413 vehicles per day Hanson Blvd - 16,670 vehicles per day <i>*CoStar Data</i></p>
<b>CITY OF ANDOVER</b>	<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><b>REGIONAL ACCESS:</b> 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>



**Contact**

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**

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

[www.arrowcos.com](http://www.arrowcos.com)