



PREMIER
COMMERCIAL
PROPERTIES

Hanson Commons I & II

1573-1574 154th Avenue NW, Andover, MN



For Lease: Retail Space

1573 - 1574 154th Avenue NW, Andover, MN

PROPERTY FEATURES

- ◆ GROWING AREA WITH GREAT DEMOGRAPHICS
- ◆ LOCATED ACROSS FROM OAKDALE MIDDLE SCHOOL AND IN CLOSE PROXIMITY TO THE YMCA AND ANDOVER COMMUNITY CENTER
- ◆ COMPETITIVE LEASE RATES AND GENEROUS TENANT IMPROVEMENT ALLOWANCE
- ◆ BUILDING AND MONUMENT SIGNAGE AVAILABLE

PROPERTY DETAILS:

690 —1,707 SQ. FT.

LEASE RATE: \$14 / PSF NNN

CAM & TAX: \$9.16 / PSF (2019)

FOR MORE INFORMATION, CONTACT

Rich Lee / Bradee Thompson

763.862.2005

richlee@premiercommercialproperties.com

Bthompson@premiercommercialproperties.com

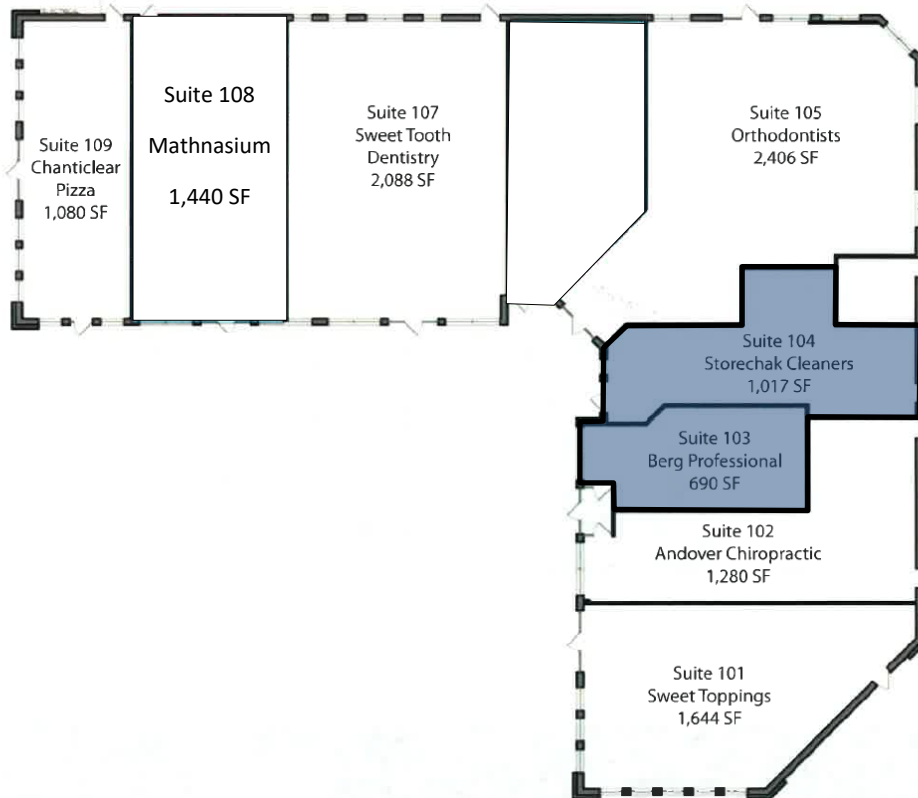


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Hanson Commons I

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Hanson Commons I



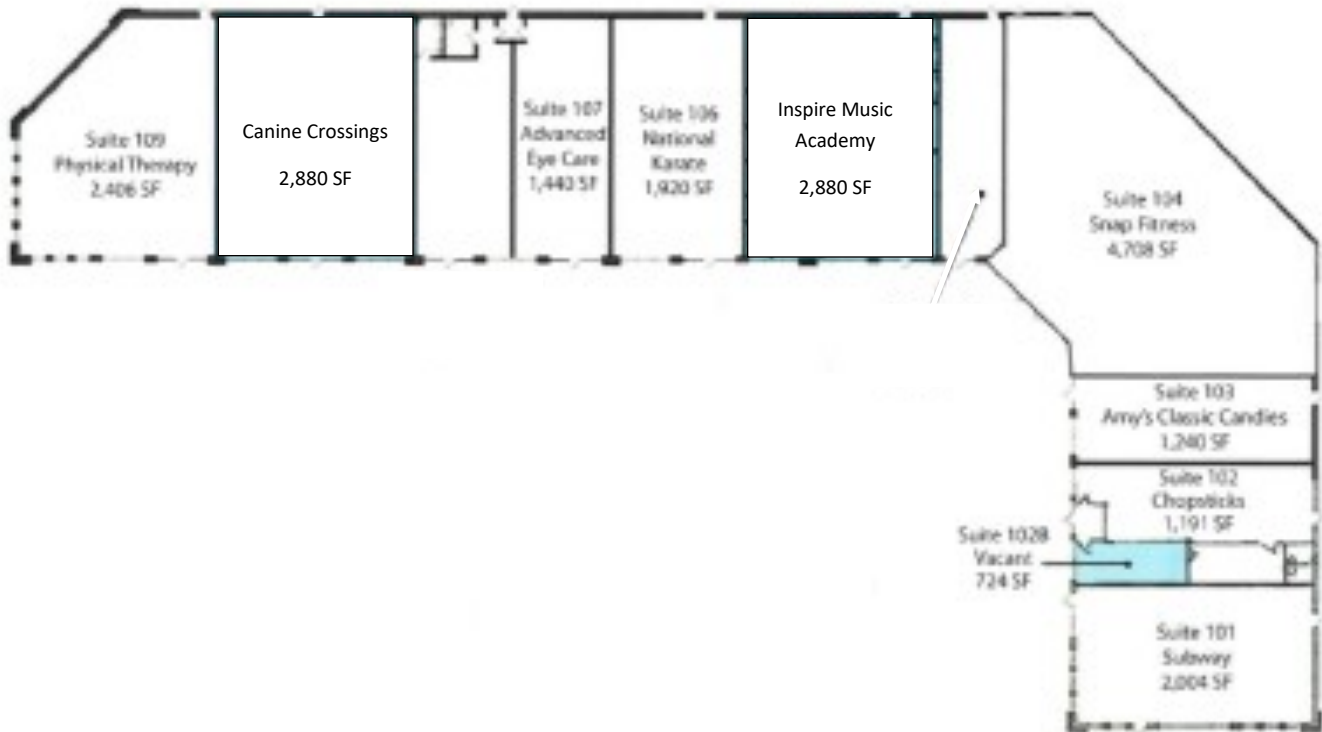


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Future Expansion Plans of the Andover Community Center

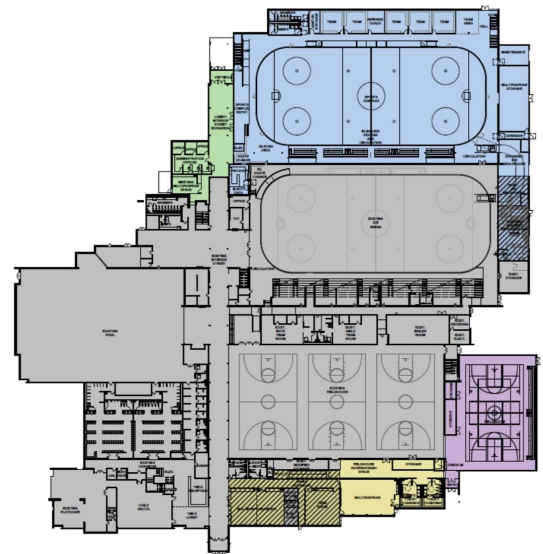


The City Council at the January 15th Andover City Council Meeting voted to move forward with the preparation of plans and specification for the Andover Community Center Expansion Project to go out for bid. The Council also directed that various alternate bids be prepared to allow flexibility in final expansion directives.

The project design team provided a presentation to the Council at the January 15th meeting highlighting reductions made to previous drawings (presented on October 9, 2018 with an \$18.9 million cost estimate) through a value engineering process and City Administration stated the design team believes they have achieved about as efficient design possible without sacrificing programming. The updated project cost estimate is at \$17,964,328.

The expansion plan provides an indoor walking track, a multi-purpose sports complex to accommodate turf and ice sports, a one court field house expansion (volleyball, pickleball, basketball, etc), public meeting rooms, multi-use flex space for teens and seniors, and additional parking.

If you have any questions related to the Andover Community Center Expansion Project, please contact City Administration at 763-755-5100.

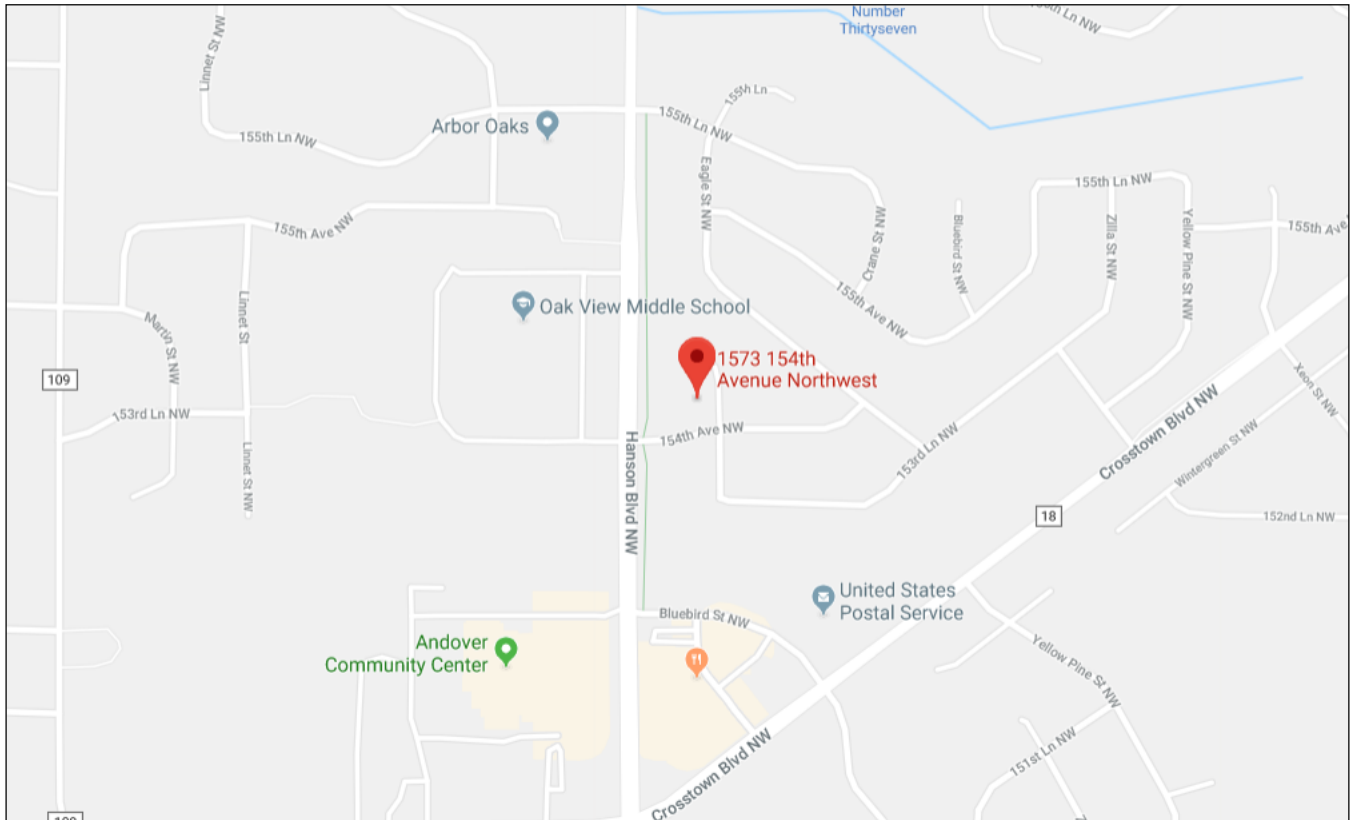




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Trade Area Demographics - Source Costar 2018

1 Mile	3 Mile	5 Miles
\$120,972	\$117,437	\$101,150
Est. Avg. Income	Est. Avg. Income	Est. Avg. Income
6,836	29,371	92,113
Est. Population	Est. Population	Est. Population
2,110	9,517	32,069
Est. Households	Est. Households	Est. Households