

LAND FOR SALE

GAUGHAN COMPANIES

\$2,000,000

BUNKER LAKE BLVD & 7TH AVE
ANOKA, MN 55303



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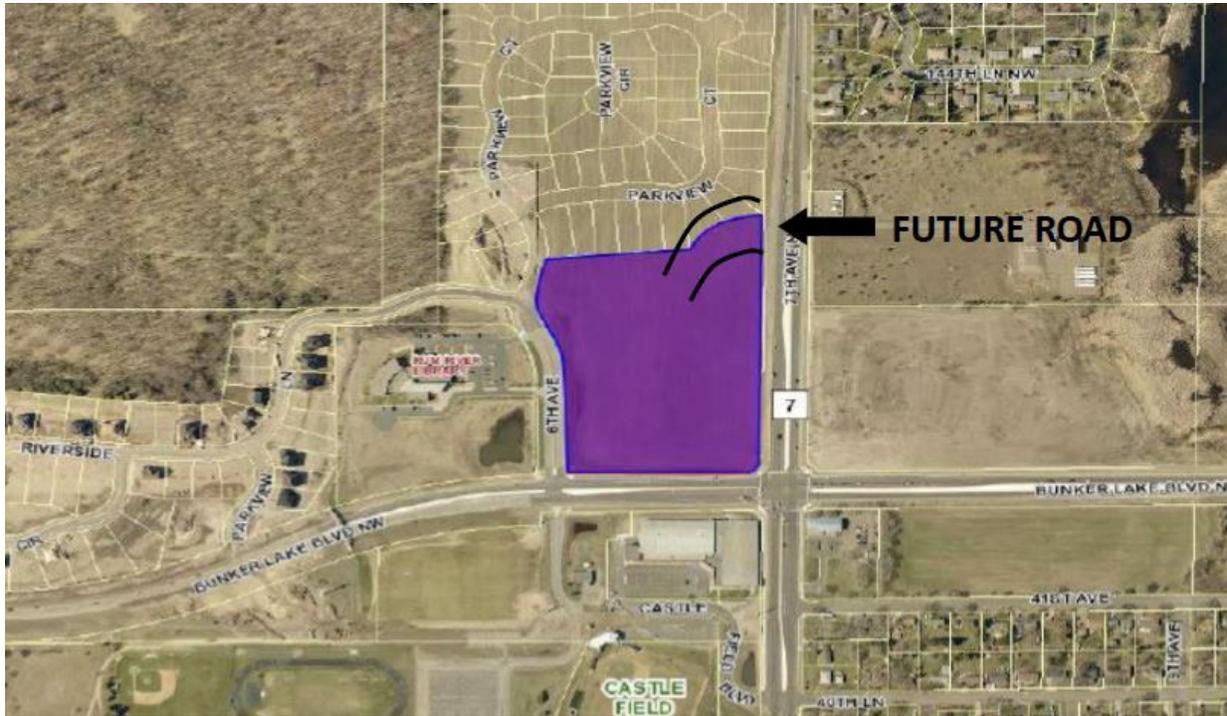
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EXECUTIVE SUMMARY

BUNKER LAKE BLVD & 7TH AVE, ANOKA, MN 55303



OFFERING SUMMARY

Sale Price: \$2,000,000

Price / Acre: \$140,845

2017 Taxes: City Owned Exempt

Lot Size: 14.2 Acres

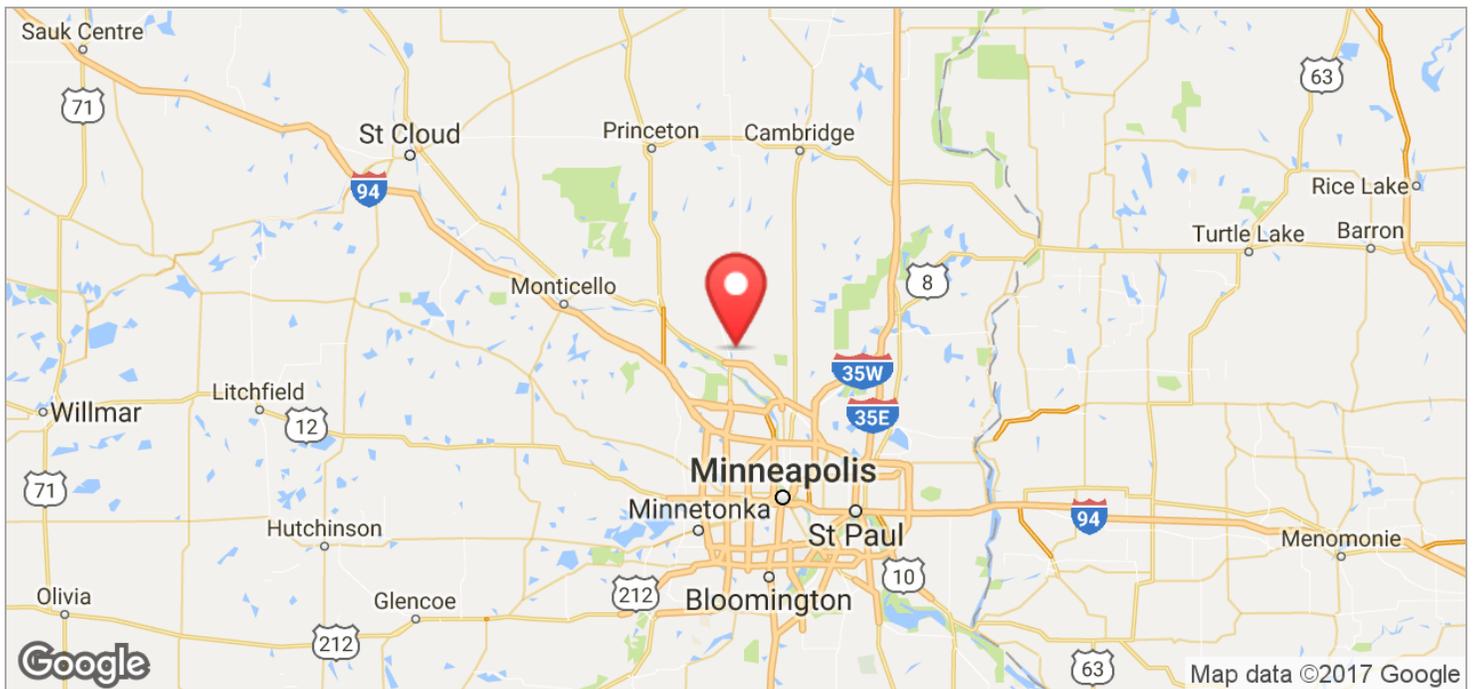
PROPERTY HIGHLIGHTS

- Highly Visible Location on Bunker Lake Blvd & 7th Ave
- New Access/Stoplight Approved For North Side of Site onto 7th Ave
- Stormwater Capacity Available in Library Pond
- Zoned General Commercial
- 16,000+ VPD on Bunker Lake Blvd



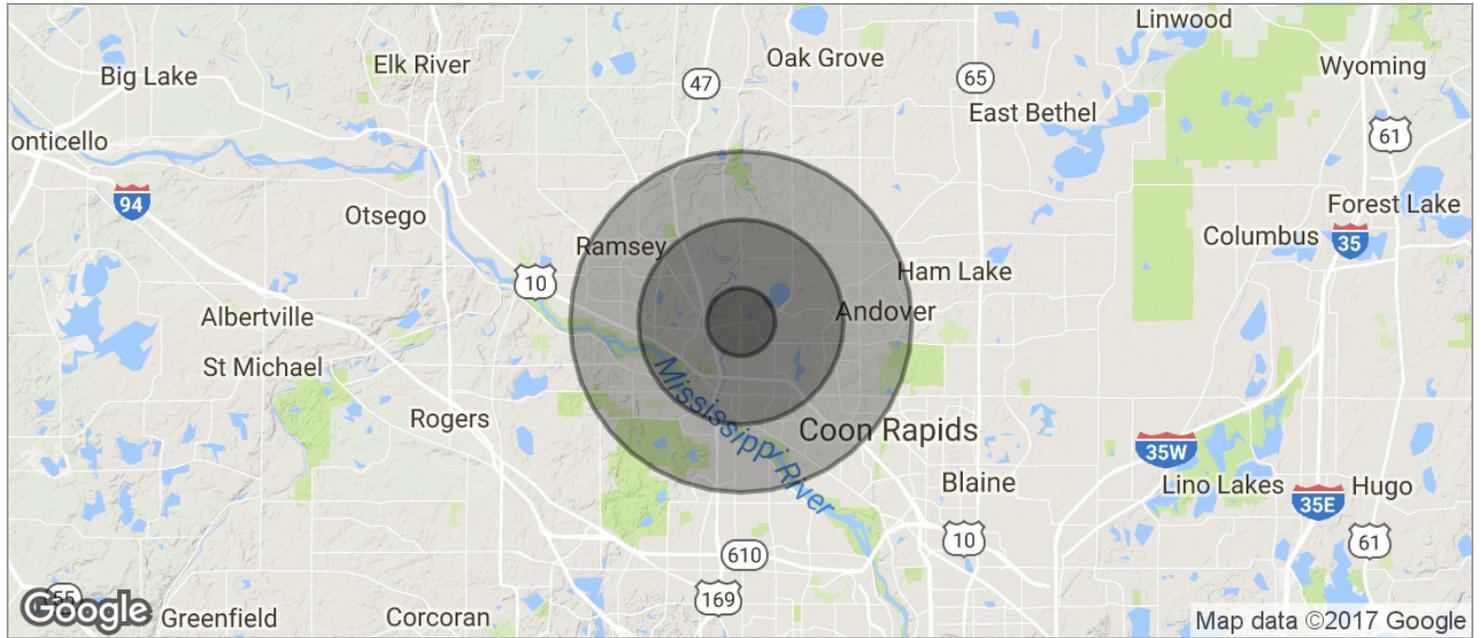
LOCATION MAPS

BUNKER LAKE BLVD & 7TH AVE, ANOKA, MN 55303



DEMOGRAPHICS MAP

BUNKER LAKE BLVD & 7TH AVE, ANOKA, MN 55303



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	5,010	47,101	120,054
MEDIAN AGE	36.4	36.2	36.1
MEDIAN AGE (MALE)	35.0	35.9	35.2
MEDIAN AGE (FEMALE)	40.4	37.8	37.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,780	17,239	43,535
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$70,392	\$73,861	\$80,306
AVERAGE HOUSE VALUE	\$216,378	\$236,818	\$238,952
RACE			
% WHITE	89.5%	90.9%	90.9%
% BLACK	4.1%	3.4%	3.1%
% ASIAN	2.3%	2.1%	2.9%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.2%	1.1%	0.6%
% OTHER	0.5%	0.4%	0.5%
ETHNICITY			
% HISPANIC	1.5%	2.6%	2.5%

* Demographic data derived from 2010 US Census

