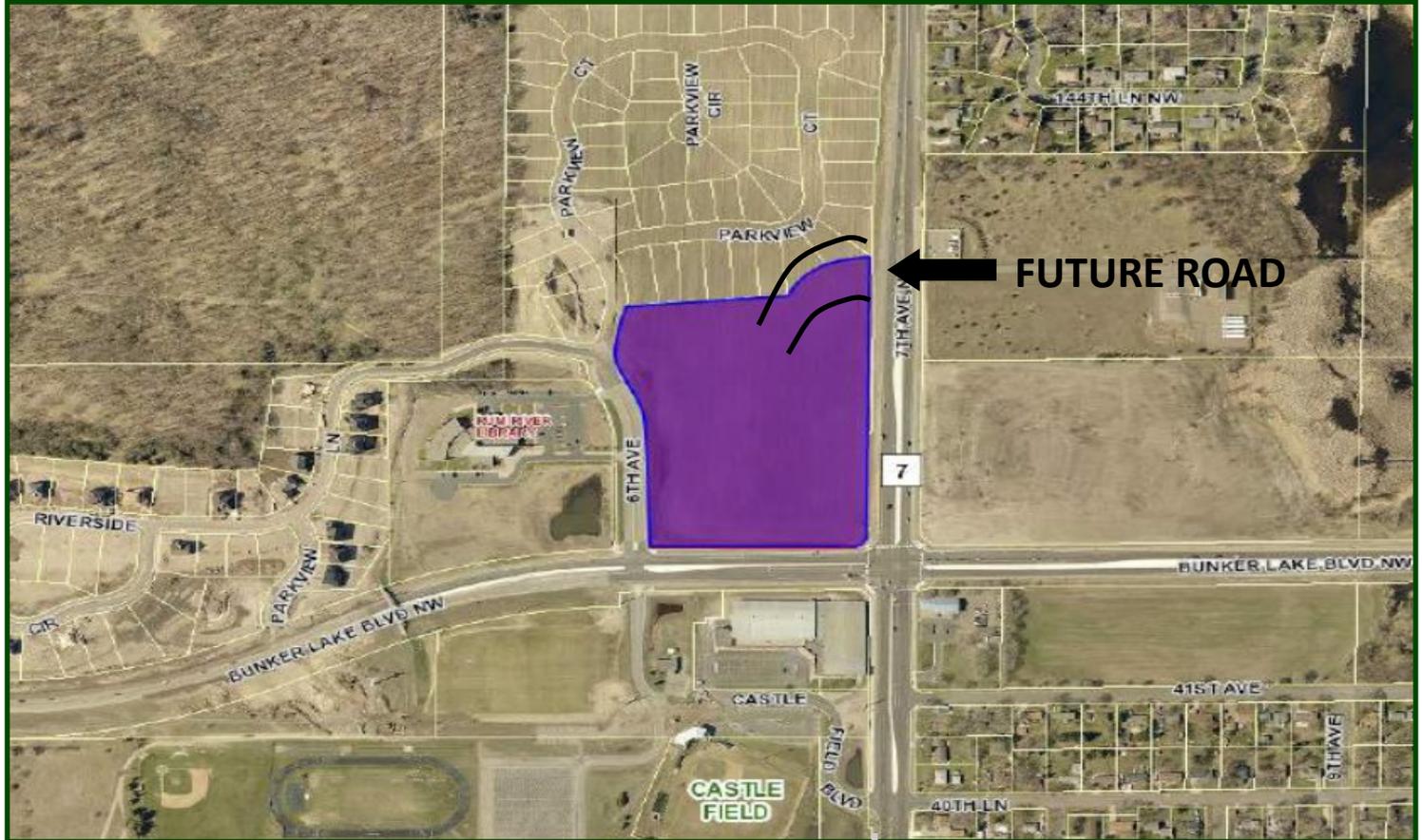


RETAIL LAND FOR SALE

Bunker Lake Blvd & 7th Ave
Anoka, MN



GAUGHAN
CONSTRUCTION



Property Details

- ◆ 14.2 Acres (618,552 SF)
- ◆ \$2,000,000 (\$3.23 PSF)
- ◆ 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

Contact Us

Dan Hebert

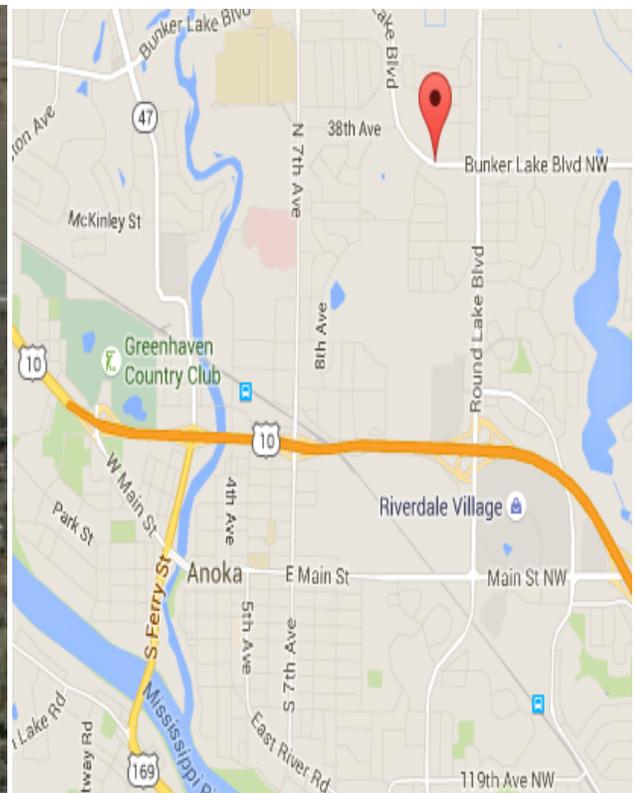
651-255-5558

DanHebert@GaughanCompanies.com

John Chirhart

612-238-4403

JohnChirhart@GaughanCompanies.com



Site Information

Location	Bunker Lake Blvd & 7th Ave, Anoka, MN
Description	14.2 Acres (618,552 SF)
Zoning	General Commercial

Demographics

	<u>1Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	12,333	78,789	148,372
Median HH Income	\$52,756	\$58,032	\$62,438
Average HH Income	\$54,460	\$65,437	\$69,928

Traffic Counts

Bunker Lake Blvd	16,000+ Vehicles Per Day
7th Avenue	14,000+ Vehicles Per Day

Sales Price

\$2,000,000 (\$3.23 PSF)

Contact Us

Dan Hebert

651-255-5558

DanHebert@GaughanCompanies.com

John Chirhart

612-238-4403

JohnChirhart@GaughanCompanies.com