

# ANDOVER CROSSINGS

NORTH 7TH AVE & BUNKER LAKE BLVD, ANDOVER, MN



LAND FOR SALE/LEASE

# PROPERTY HIGHLIGHTS

- Ground lease available
- Lot can be split into two parcels for sale or BTS
- Taco Bell open; Aurora Vista Apartment open with 150 market rate rental units
- Holiday gas station and convenience store opening fall 2025
- Across from Anoka High School (2300 students), Anoka Area Ice Arena & Rum River Library
- Bunker Lake & N & 7th Avenue are strong commuter routes in the area, with a signalized intersection. Inca & 7th Ave intersection is also signalized.

## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



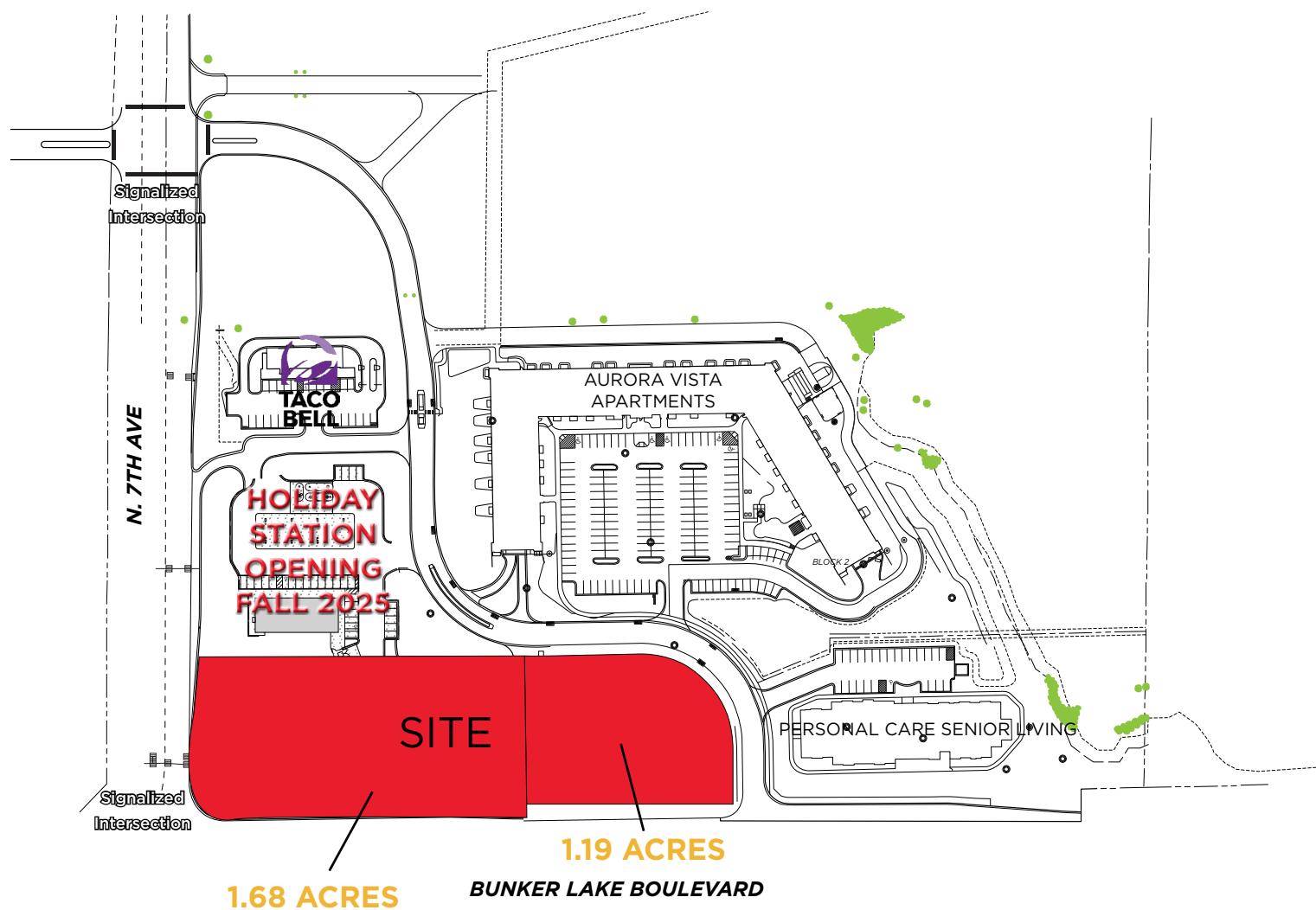
PROJECTED NUMBERS

|               |         |          |        |
|---------------|---------|----------|--------|
| <b>1 MILE</b> | 4,476   | \$93,801 | 1,283  |
| <hr/>         |         |          |        |
| <b>3 MILE</b> | 50,811  | \$84,316 | 24,849 |
| <hr/>         |         |          |        |
| <b>5 MILE</b> | 128,182 | \$87,878 | 42,877 |

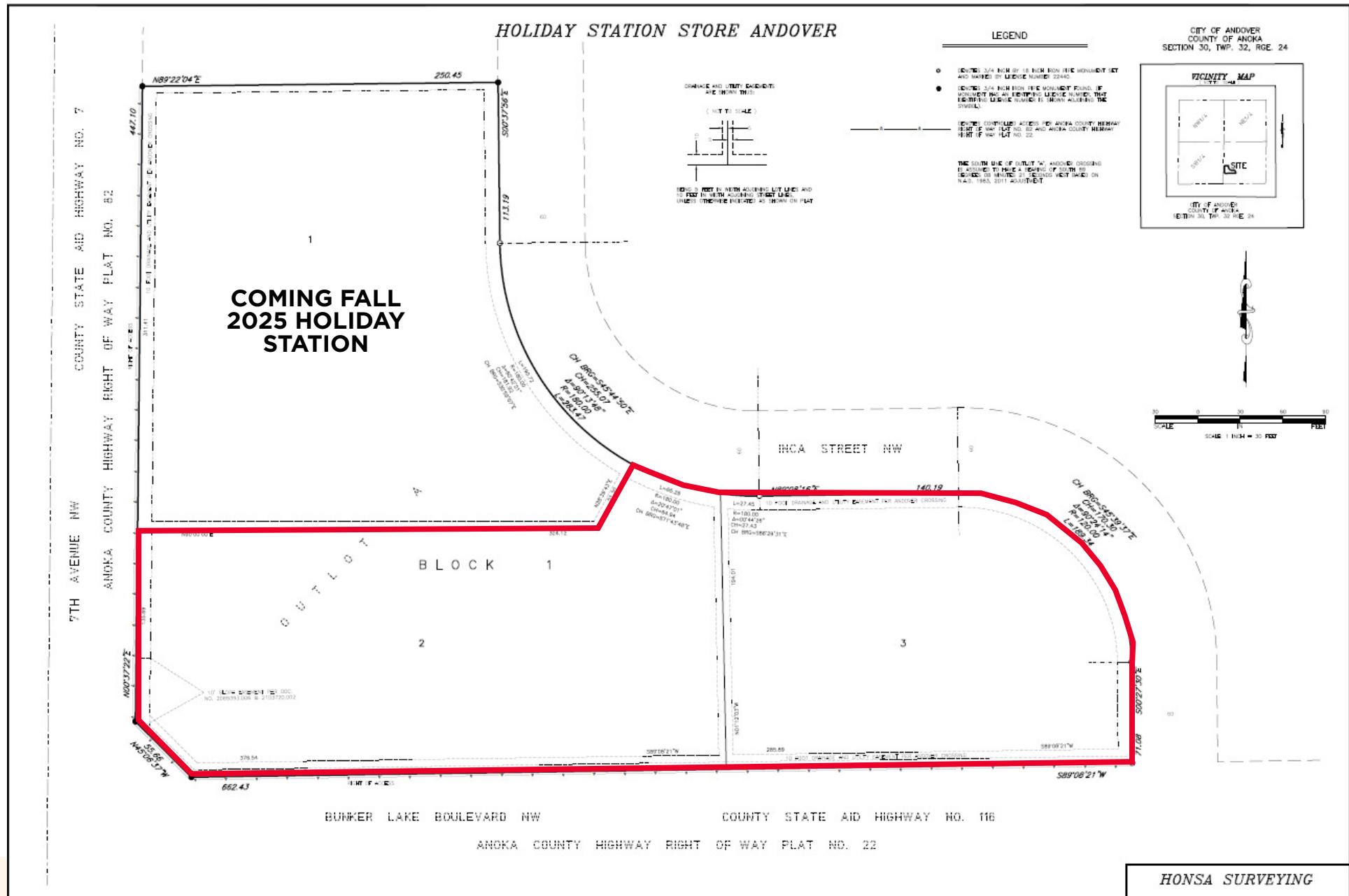


|                    |  |
|--------------------|--|
| <b>ACREAGE</b>     | 2.87 ACRES                             |
| <hr/>              |  |
| <b>PID</b>         | 30.32.24.43.0072                       |
| <hr/>              |  |
| <b>ZONING</b>      | Neighborhood Business with PUD overlay |
| <hr/>              |  |
| <b>TOTAL TAXES</b> | TBD                                    |

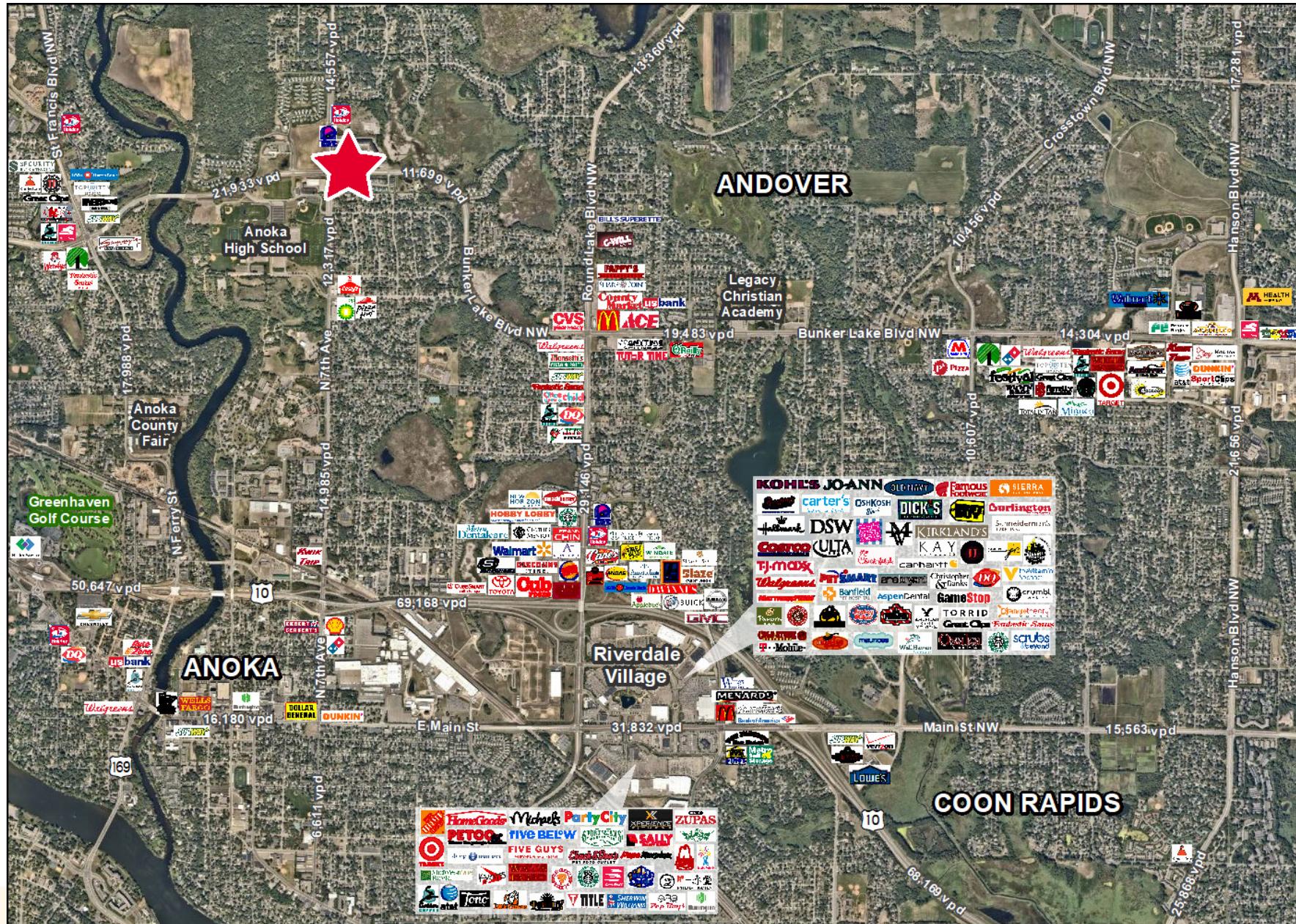
# SITE PLAN



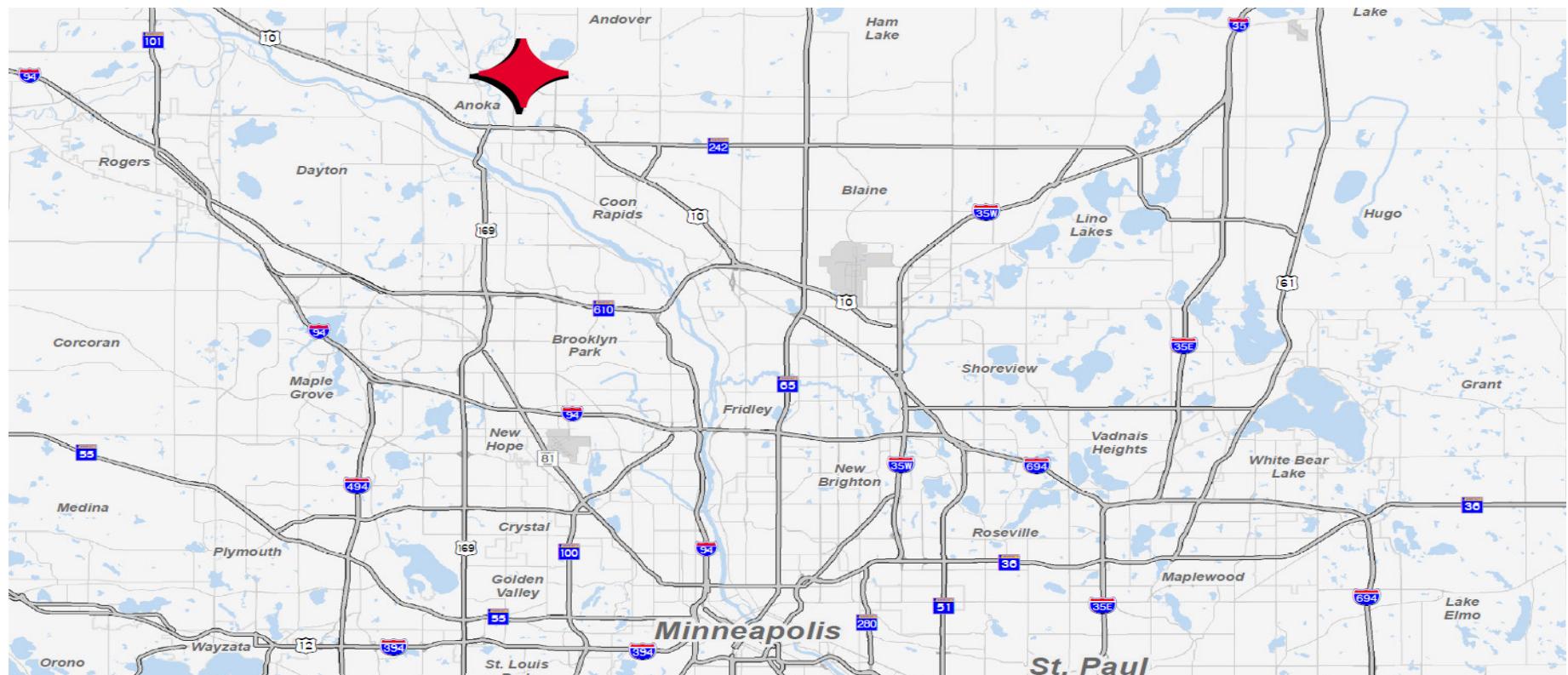
# SITE PLAN



# AERIAL MAP



# SITE MAP





**FOR MORE INFORMATION, PLEASE CONTACT:**

**TOM MARTIN**  
Senior Director  
+1 612 730 7773  
[tom.martin@cushwake.com](mailto:tom.martin@cushwake.com)

**ANN STAHLER**  
Director  
+1 651 248 6946  
[ann.stahley@cushwake.com](mailto:ann.stahley@cushwake.com)

