

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

1 MILE	POPULATION	MEDIAN HOUSEHOLD INCOME	PROJECTED NUMBERS
	4,476	\$93,801	1,283
3 MILE	50,811	\$84,316	24,849
5 MILE	128,182	\$87,878	42,877



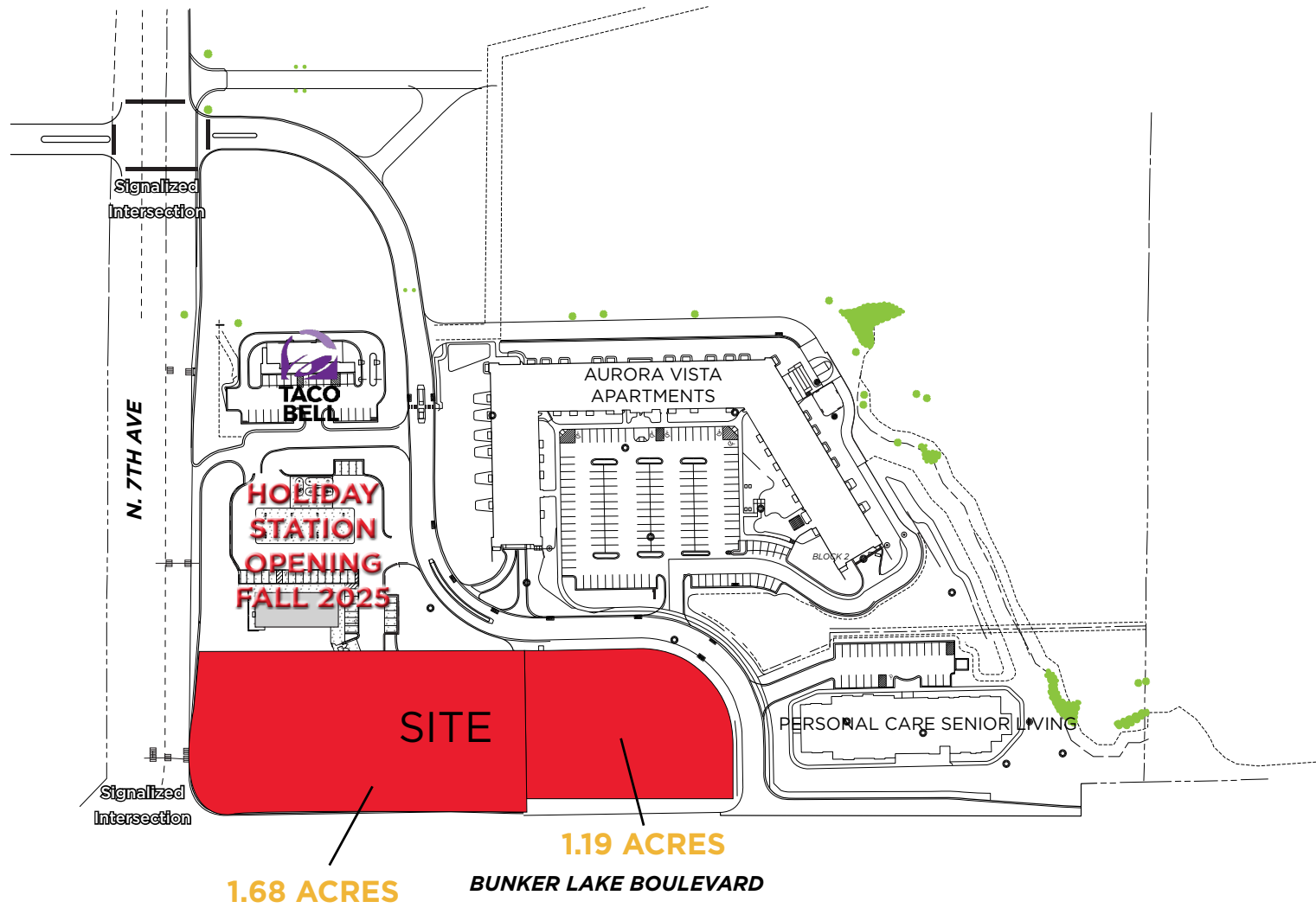
ACREAGE 2.87 ACRES

PID 30.32.24.43.0072

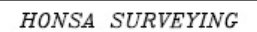
ZONING Neighborhood Business with PUD overlay

TOTAL TAXES TBD

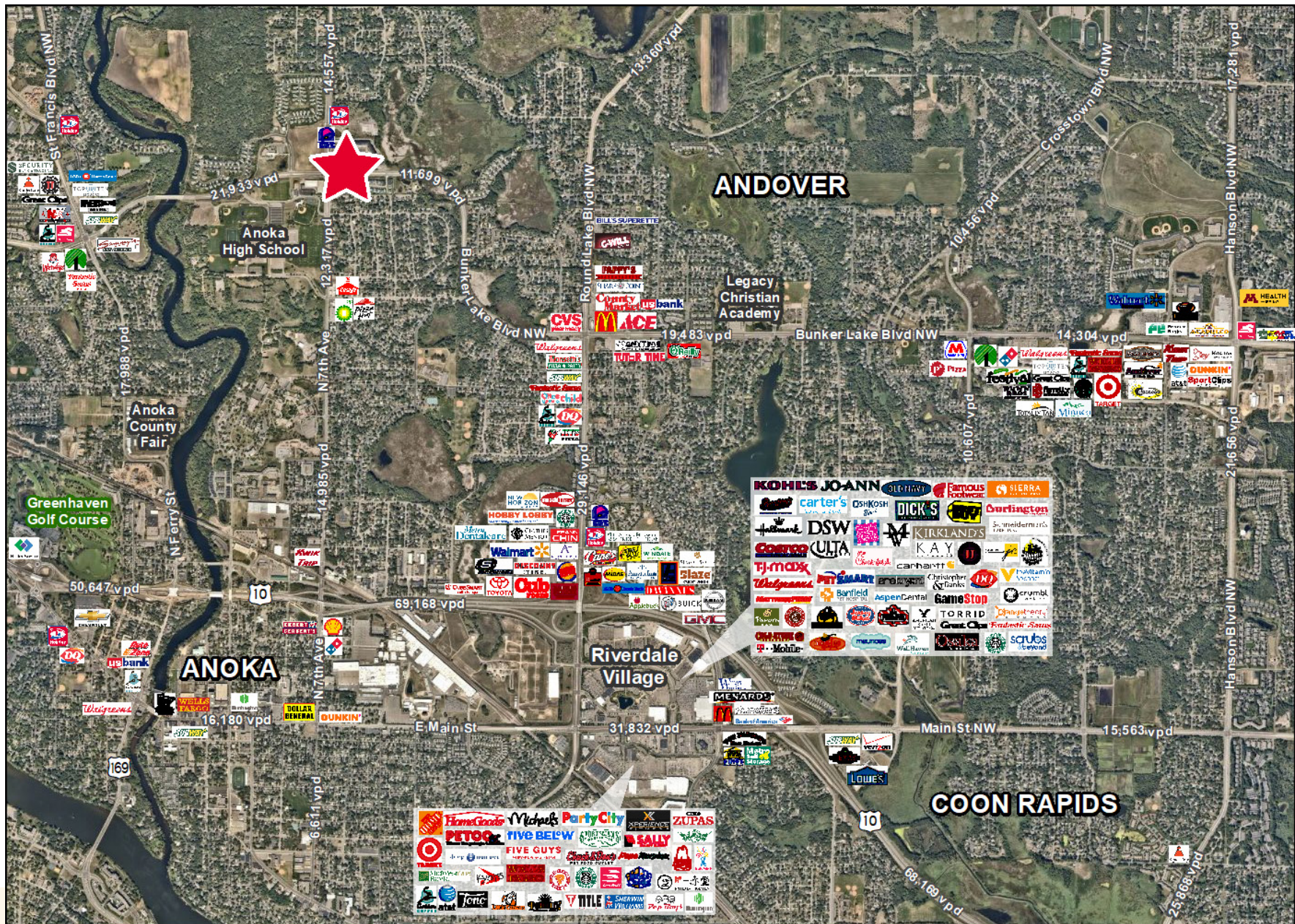
SITE PLAN



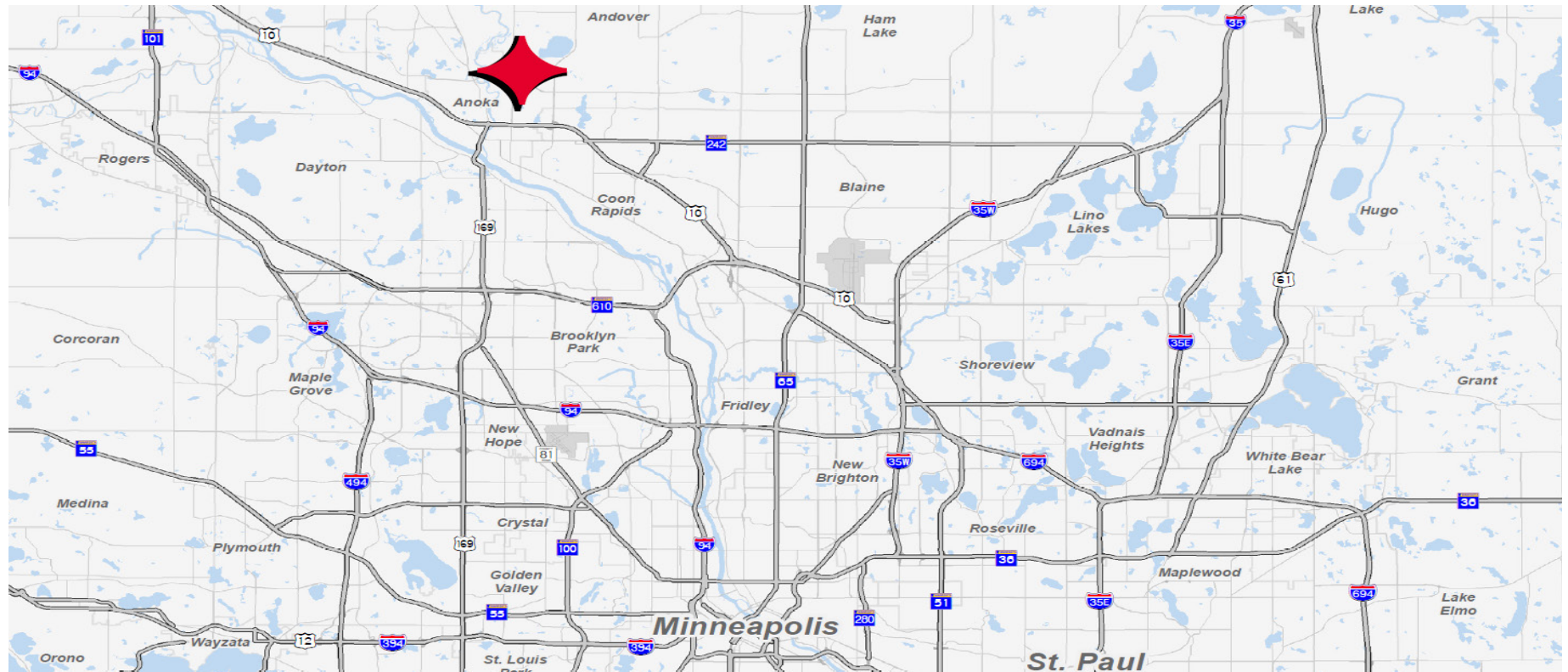
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AERIAL MAP



SITE MAP





FOR MORE INFORMATION, PLEASE CONTACT:

TOM MARTIN

Senior Director

+1 612 730 7773

tom.martin@cushwake.com

ANN STAHLEY

Director

+1 651 248 6946

ann.stahley@cushwake.com



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