

# 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
<b>3 MILE</b>	50,811	\$84,316	24,849
<b>5 MILE</b>	128,182	\$87,878	42,877



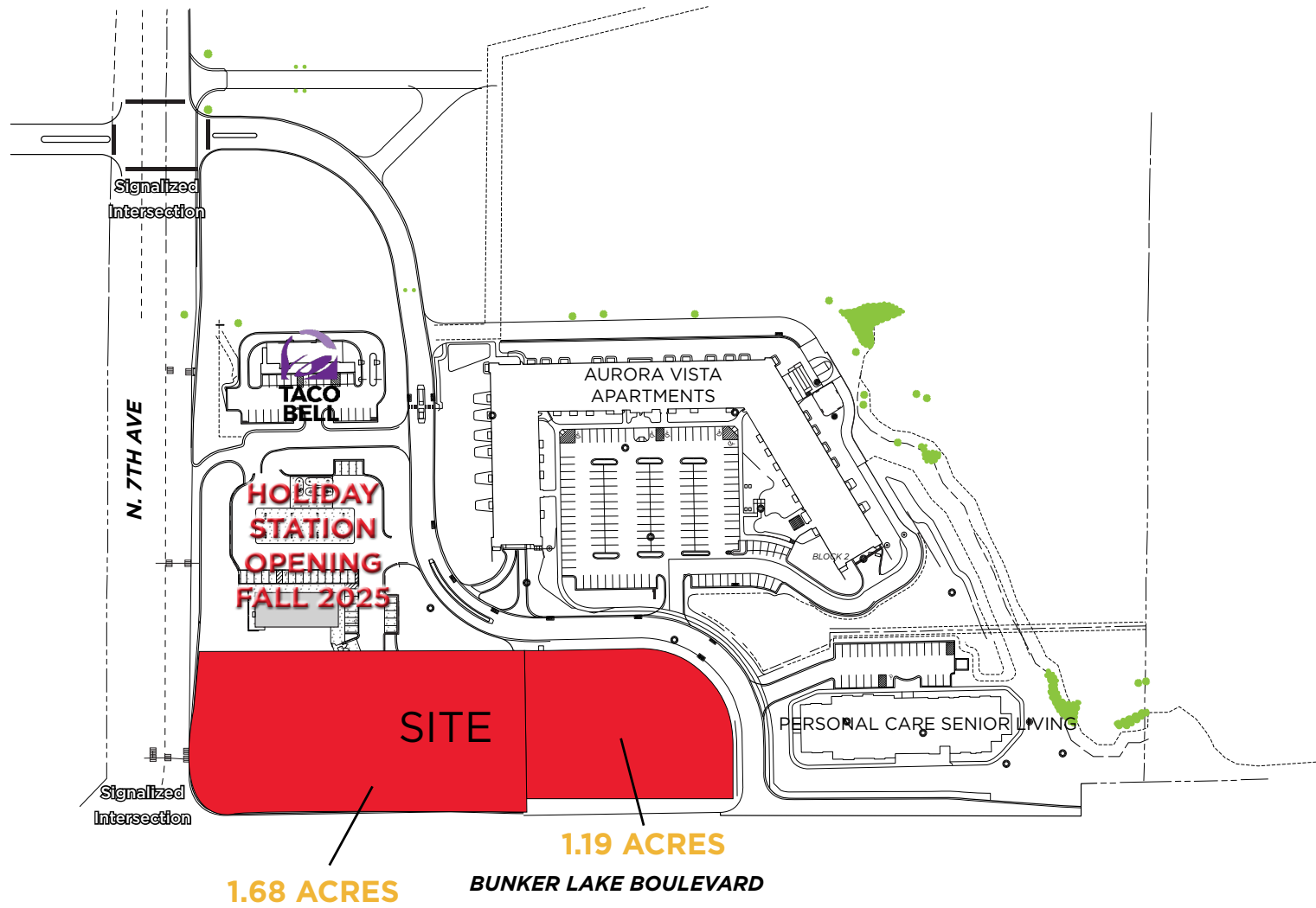
**ACREAGE** 2.87 ACRES

**PID** 30.32.24.43.0072

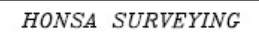
**ZONING** Neighborhood Business with PUD overlay

**TOTAL TAXES** TBD

# SITE PLAN

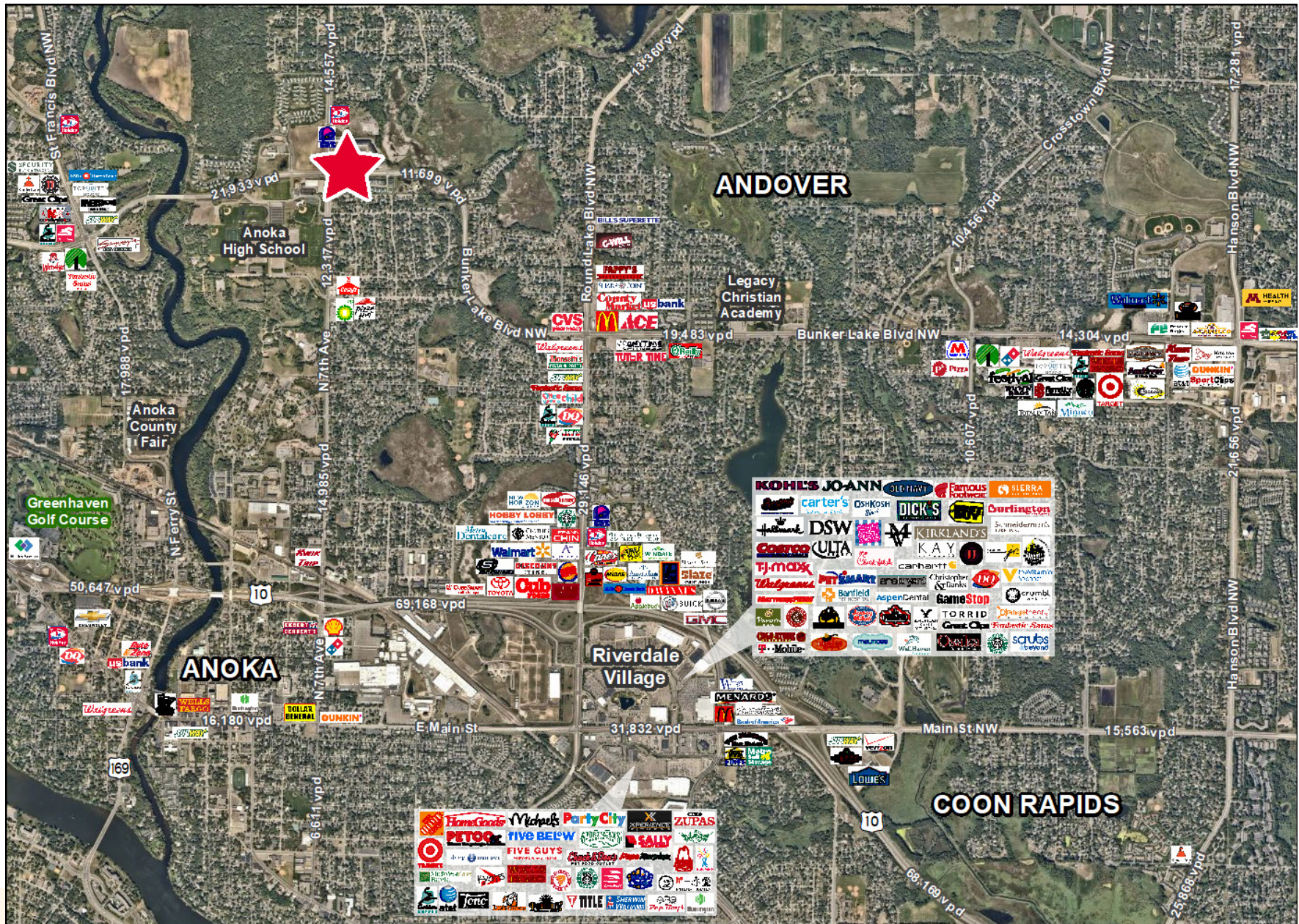


## 4



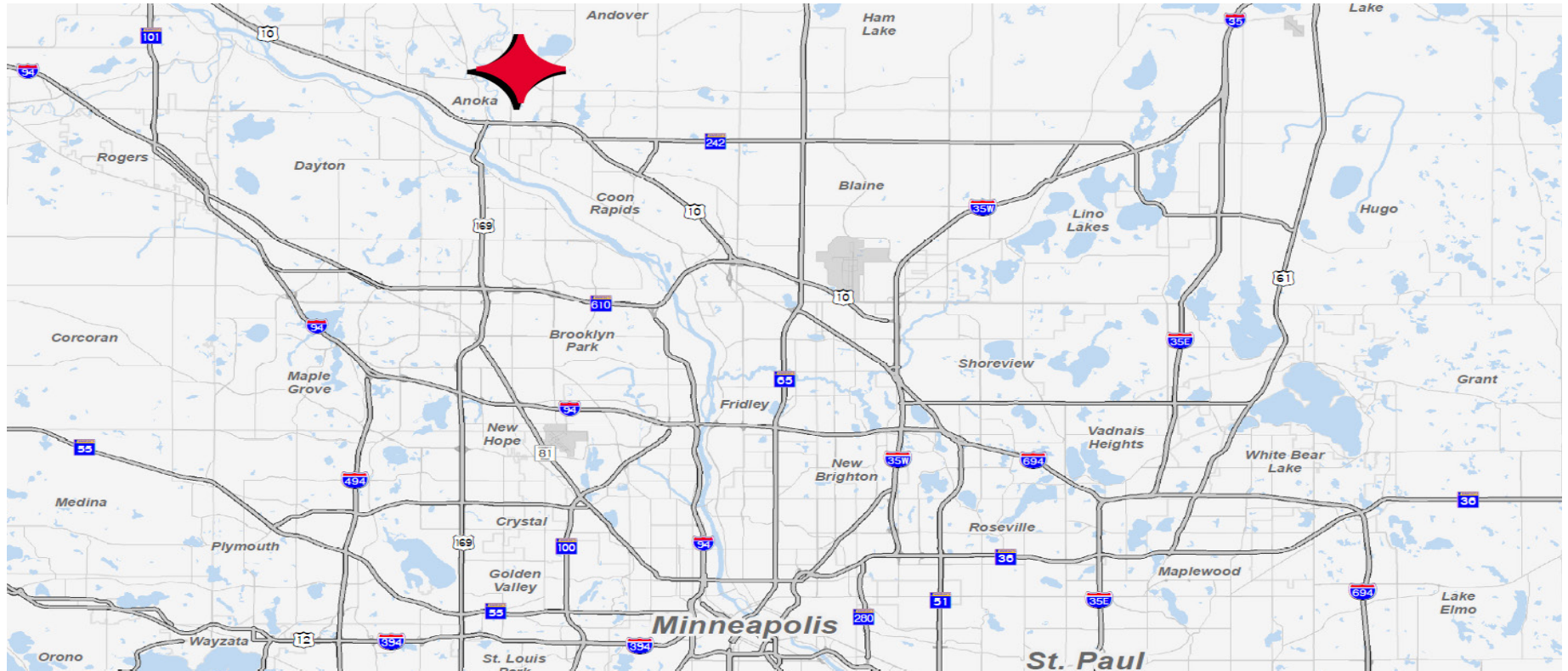


# AERIAL MAP





# SITE MAP







## FOR MORE INFORMATION, PLEASE CONTACT:

**DEB CARLSON**

Director

+1 952 465 3370

deb.carlson@cushwake.com

**ANN STAHLEY**

Director

+1 651 248 6946

ann.stahley@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.