

RETAIL/MEDICAL SPACES AVAILABLE FOR LEASE

Hanson Commons I & II

1574 154TH AVENUE NW | ANDOVER, MN 55304

MINNEAPOLIS-ST. PAUL



Site Aerial



Contact Us

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Site Information

- > **Location** 1574 154th Avenue NW | Andover, MN
- > **Description** Neighborhood Retail-Medical Building
- > **Total GLA** Hanson Commons I: 12,780 SF
Hanson Commons II: 24,164 SF
- > **Year Built** 2004
- > **Zoning** Commercial

AVAILABLE FOR LEASE:

- > **Hanson Commons I** 1,063 - 2,987 SF
- > **Hanson Commons II** 1,440 - 5,286 SF

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	6,438	28,770	89,368
Median HH Income	\$91,712	\$92,069	\$79,669
Average HH Income	\$105,749	\$109,141	\$92,535

** Source: ESRI 2015 Est.*

TRAFFIC COUNTS:

- > Hanson Blvd NW: 13,700 vpd
- > Crosstown Blvd NW: 7,700 vpd

** Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

2016 EST. CAM & REAL ESTATE TAX:

\$4.29 per square foot CAM
\$3.69 per square foot Tax
\$0.12 per square foot Insurance
\$8.10 total per square foot

ANCHOR TENANTS:

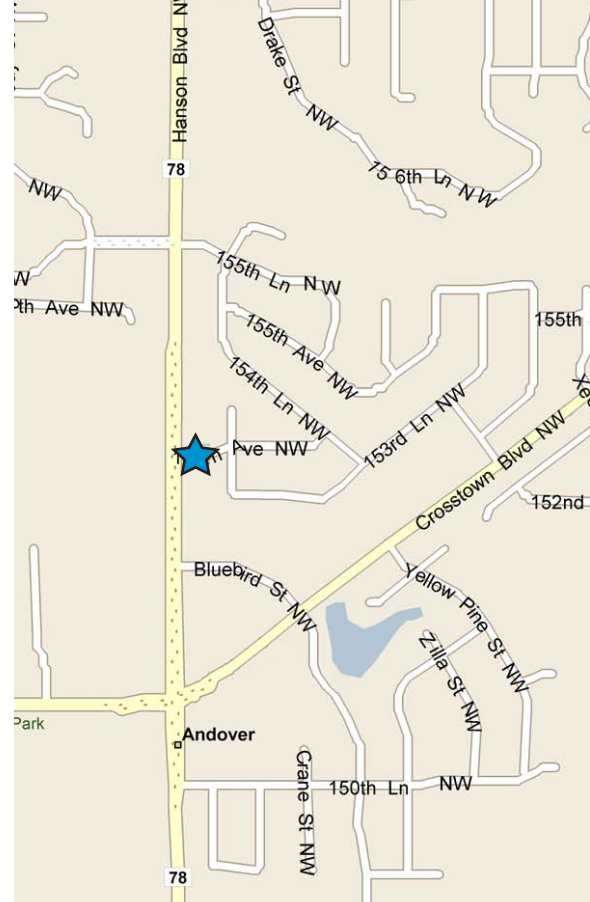
- > Subway
- > National Karate
- > Chanticlear Pizza
- > Snap Fitness

AREA TENANTS:

- > Festival Foods
- > YMCA
- > Walgreens
- > Target
- > Starbucks
- > Wal-Mart
- > Oak View Middle School
- > Andover High School

COMMENTS:

Hanson Commons I and II are both positioned to the north along Hanson Blvd adjacent to a substantial amount of residential developments. Hanson Commons I and II are service driven centers with a strong mix of independent retailers along with national tenants. There are several medical related tenants as well that help drive a diverse mix of customers into the buildings. It is an excellent location for retailers that are service related and are seeking close proximity to the residential community of Andover.



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