

RETAIL/MEDICAL SPACE FOR LEASE >

Hanson Commons I & II

1573-1574 154th Avenue NW | Andover, MN 55304



Accelerating success.



NEW PROPERTY OWNERS



SITE AERIAL



CONTACT US >

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BUILD-TO-SUIT > FOR LEASE

SITE INFORMATION

- > **Location** 1573-1574 154th Avenue NW | Andover, MN
- > **Description** Neighborhood Retail-Medical Building
- > **Building Size** Hanson Commons I: 12,708 SF
Hanson Commons II: 23,788 SF

AVAILABLE FOR LEASE

- > **Hanson Commons I**
 - Suite 102/B: 1,280 SF Suite 103: 1,017 SF
 - Suite 106: 1,063 SF Suite 108: 1,440 SF
- > **Hanson Commons II**
 - Suite 105: 2,880 SF Suite 107: 1,440 SF
 - Suite 108: 2,880 SF Suite 109: 2,406 SF

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	6,788	29,866	91,726
Median HH Income	\$105,895	\$102,832	\$86,192
Average HH Income	\$125,561	\$121,201	\$104,482

Source: Costar 2017, Estimates

2018 EST. EXPENSES

- > CAM: \$3.77 PSF
- > RE Tax: \$3.83
- > Total: \$7.60

TRAFFIC COUNTS

- > Hanson Blvd NW: 16,800 vpd
- > Crosstown Blvd NW: 8,200 vpd

* Source: MN Department of Transportation 2016 Study averages are per day total cars

COMMENTS

Hanson Commons I and II are both situated on the northern metro market adjacent to a substantial amount of residential developments and schools. 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.

ANCHOR TENANTS



AREA TENANTS



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