

# SHOPS AT ANDOVER

13650 Hanson Boulevard Northwest, Andover, MN 55304

Platinum Properties  
Group, Inc.



For more information, contact:

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## FEATURES

- ◇ **Last bay in new retail development**
- ◇ Pylon signage available
- ◇ High traffic site on the hard corner with 34,200 vpd
- ◇ Surrounded by national retailers
- ◇ GLA: 12,600 SF
- ◇ Co-Tenants: Dunkin Donuts, AT&T, Sports Clips, Twin Cities Dental, Natural Nails & Joy Kitchen

## AREA RETAILERS

Target, Wal-Mart, Festival Foods & Pizza Ranch

## 2018 OPERATING EXPENSES

Taxes:	\$3.40/SF/YR
CAM:	\$5.44/SF/YR
Insurance:	.23/SF/YR

## SITE SPECS

Location:	SWQ of Bunker Lake Blvd. & Hanson Blvd.
Available Space:	1,280 SF
Site Size:	6,500 SF

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Average Income	\$91,043	\$105,082	\$92,844
Daytime Population	16,369	71,809	175,627
Population	7,940	51,349	113,707
Households	3,478	20,648	45,321

\* 2017 Demographic Data

## 2015 TRAFFIC COUNTS

	VPD
Hanson Blvd NW	20,600
Bunker Lake Blvd	13,600

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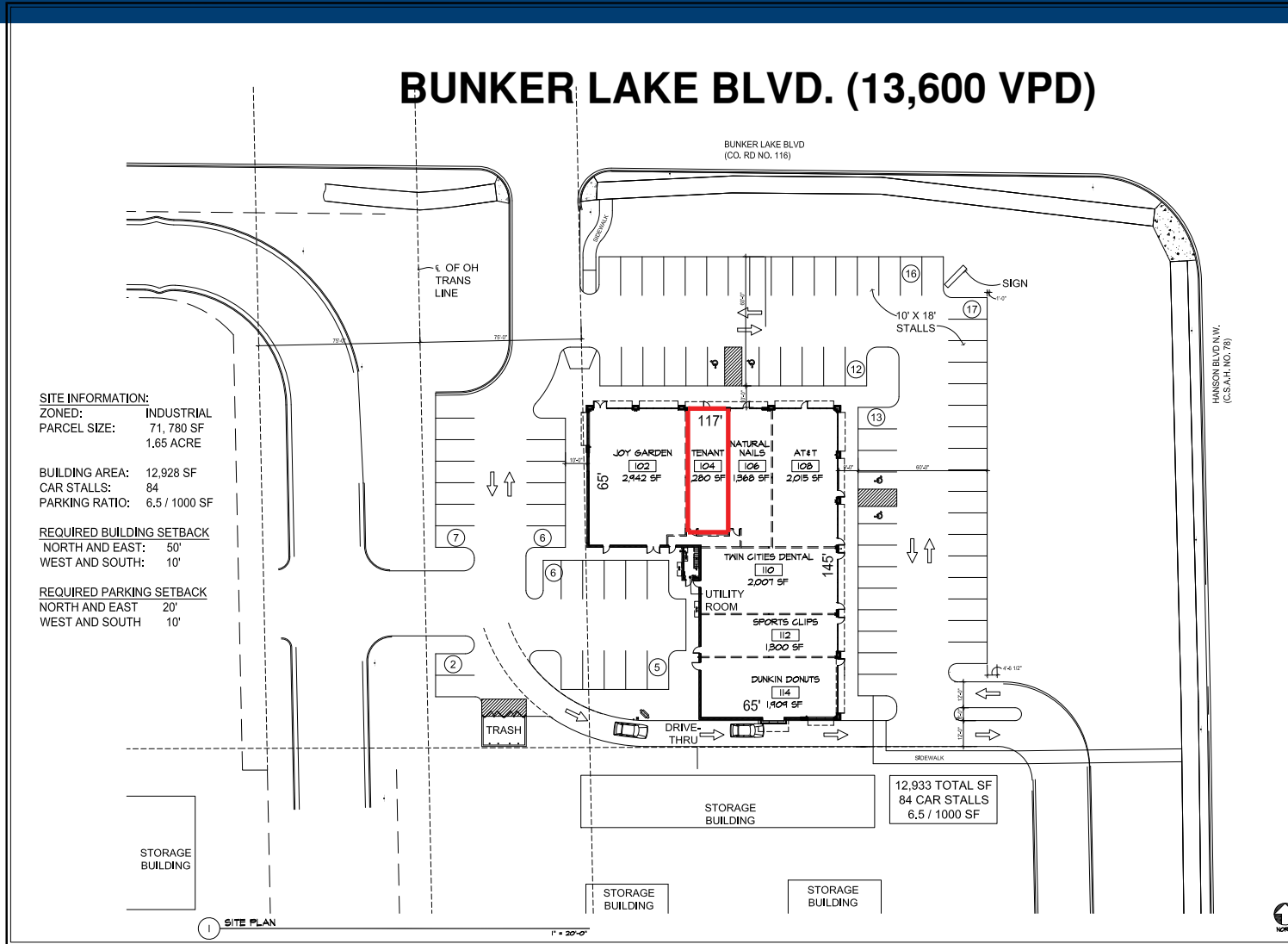
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**HANSON BLVD. (20,600 VPD)**

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