



RETAIL FOR SUBLEASE!



ANDOVER STATION RETAIL

2246 Bunker Lake Blvd NW, Andover, MN 55304

4,200 SF

**RARE RETAIL
VACANCY
IN VIBRANT
LOCATION**

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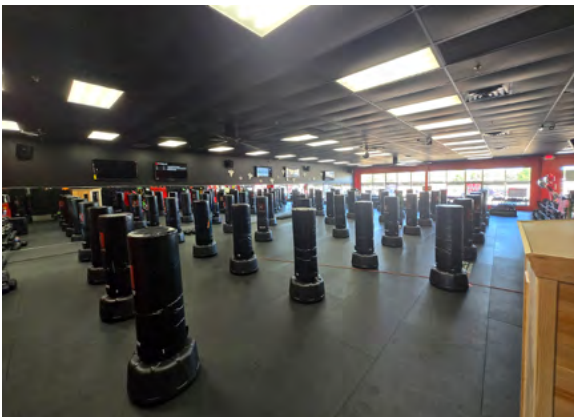
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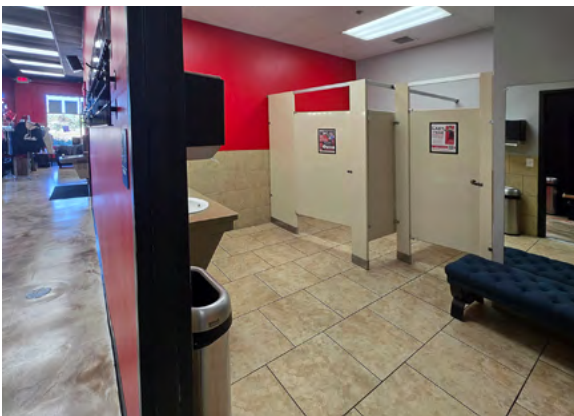
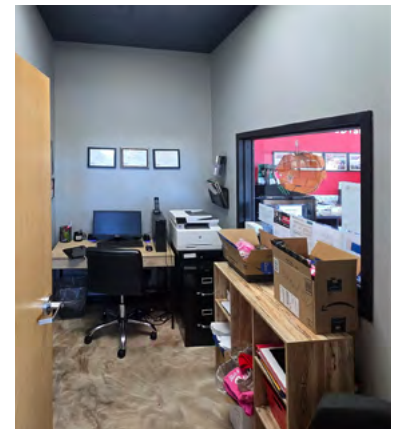
Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Although a sublease, a new lease can be negotiated.



- Large open space
- Front wall of windows and three glass doors to brighten space
- Private office with interior window for natural light



- Hallway to men and women's locker rooms
- Each space has restroom facilities and showers (women 3, men 4)
- Clean and well maintained



- Storage room with utility sink, mechanicals, and room for shelving

BASE RENT: \$21.34 PSF

EST. OPERATING EXPENSES: \$10.34 PSF

THE PROPERTY

Andover Station is a thriving, multi-tenant retail center offering 74,938 SF of prime commercial space. With high visibility and easy accessibility, the property attracts a diverse range of businesses.

- Located on the intersection of Bunker Lake Boulevard and Quinn Street
 - Dedicated stoplight at its entrance
 - Popular shopping destination for the community
 - Stable anchor tenant and neighboring businesses
- Website: CEGspaces.com/andover



THE LOCATION

The space is located next to strong anchor tenant, Festival Foods, in densely populated area of Andover, MN. The established retail property draws a consistent and significant customer base.

- Local population has a high purchasing power and median income of over \$131,000 (2023)
- Andover's economic plan focuses on attracting and supporting businesses
- The city partners with Anoka County to participate in Open to Business program
- Property is located in a high-traffic area with easy access to Highway 10 and Round Lake Boulevard



- 3 miles to busy Riverdale Village and Riverdale Commons
- The area is highly trafficked with a complementary retail mix
- Routes from Andover Station include either Crosstown Boulevard or Round Lake Boulevard

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THE SPACE



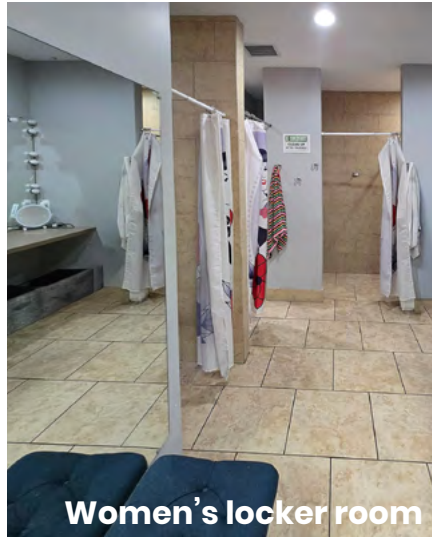
Bright entrance



Reception area, private office, & hallway



Hallway



Women's locker room



Men's locker room showers