

# Free Standing Retail Building For Lease

ANDOVER, MN



RETAIL PROPERTY FOR LEASE

**KW COMMERCIAL**  
10402 73rd Ave N  
Maple Grove, MN 55369

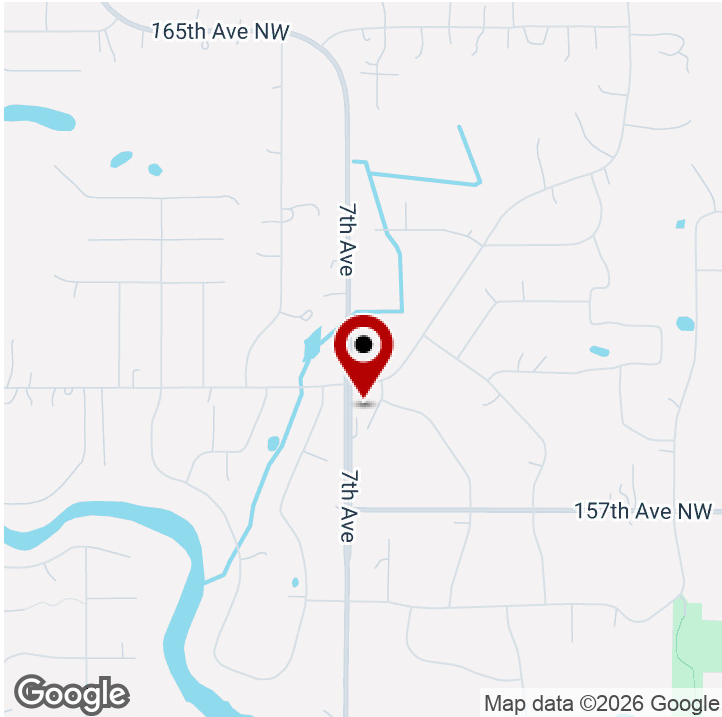
*PRESENTED BY:*

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FREE STANDING RETAIL BUILDING FOR LEASE

15825 7th Ave NW, Andover, MN 55304-2266



PROPERTY DESCRIPTION

Exceptional opportunity to lease a freestanding 3,000 SF commercial building in Andover's Neighborhood Business (NB) District. The property features an open retail/showroom layout with large storefront windows, storage areas, ample on-site parking, a large lot, and excellent visibility along 7th Avenue.

The flexible floor plan accommodates a wide range of permitted uses including retail, office, medical, professional services, daycare, and personal services. Situated on a large lot with abundant parking and outdoor space, the property offers convenient access, strong visibility, and a highly functional layout for owner-users and growing businesses.

OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Lease Rate:      | \$15 SF/yr |
| CAM/TAX          | 4.63/SF/yr |
| Lease Type       | NNN        |
| Available SF:    | 3,000 SF   |
| Number of Units: | 1          |

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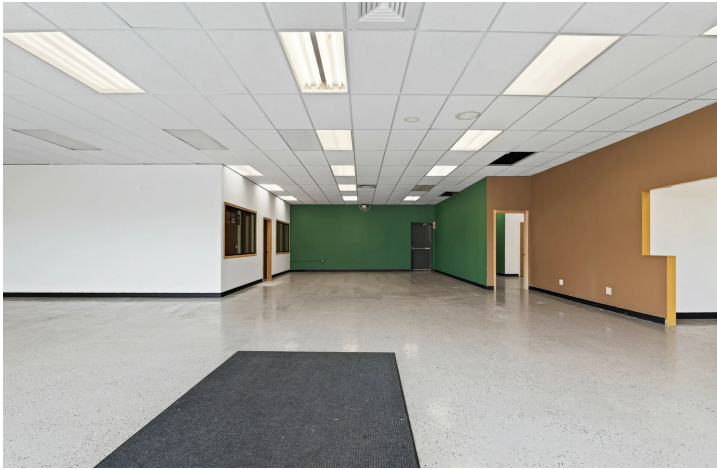
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### PROPERTY HIGHLIGHTS

- 3,000 SF freestanding commercial building
- Zoned NB (Neighborhood Business)
- Open retail/showroom floor plan
- Private office/storage areas
- Large storefront windows with abundant natural light
- Surface parking with approximately 25 spaces plus a large lot
- Excellent visibility
- Flexible retail, office, medical, and service use potential
- Monument and building signage opportunities

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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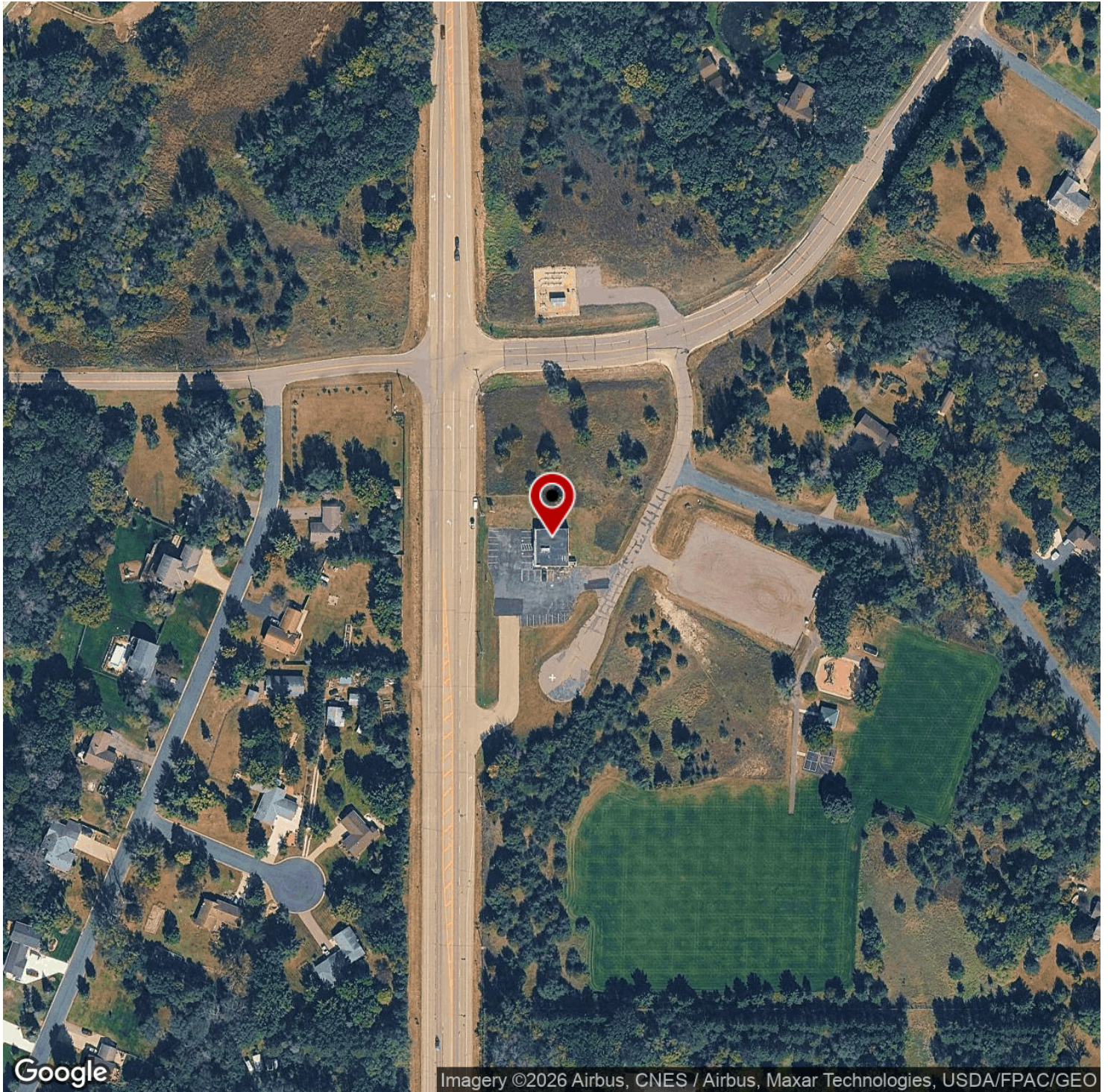
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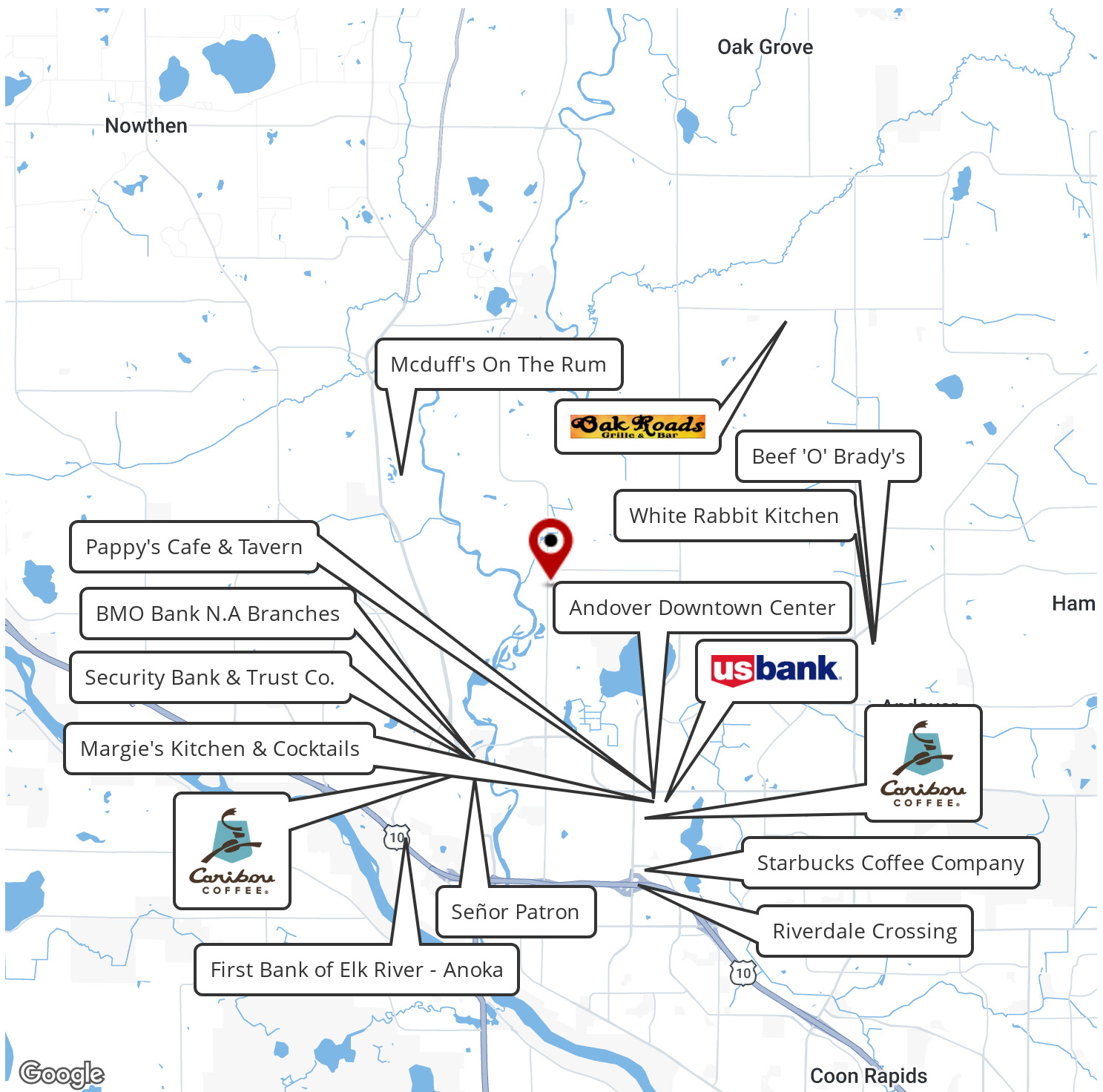
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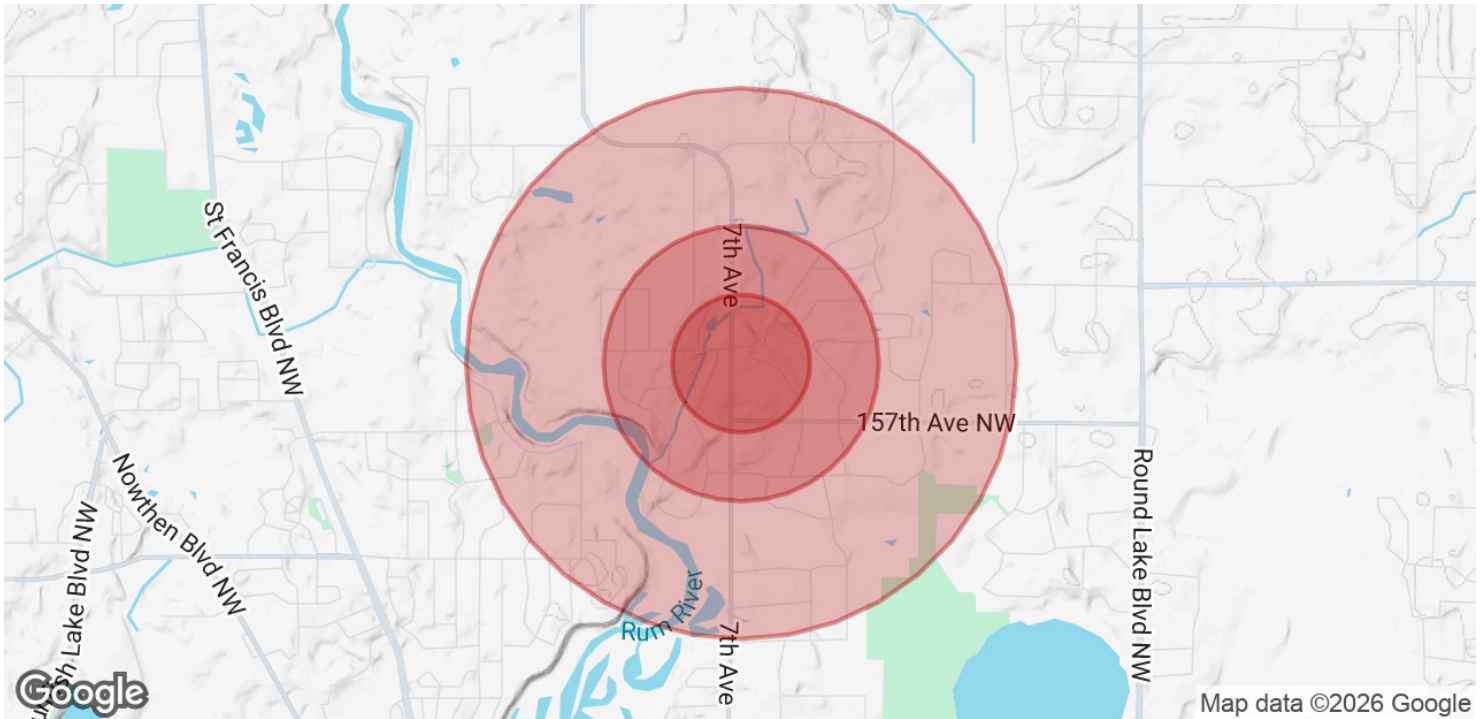
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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 95         | 377       | 1,966  |
| Average Age          | 50.2       | 49.2      | 45.4   |
| Average Age (Male)   | 46.9       | 46.7      | 41.7   |
| Average Age (Female) | 51.0       | 50.1      | 46.6   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 33         | 134       | 670       |
| # of Persons per HH | 2.9        | 2.8       | 2.9       |
| Average HH Income   | \$144,594  | \$140,119 | \$141,954 |
| Average House Value | \$430,169  | \$417,314 | \$407,301 |

2023 American Community Survey (ACS)

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