



Medical Space For Lease

237 Radio Drive | Woodbury, MN 55125



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Fully Built-Out Dental Space Available!

- | | | | |
|---|--|-------------------------------------|--|
| Building Size:
50,607 sq. ft. | Space Available:
8,841 sq. ft. | Net Rate:
\$29.00/sq. ft. | OpEx/RE Tax:
\$25.38/sq. ft. |
|---|--|-------------------------------------|--|
- Superior access and visibility off of Interstate 94
 - Class A medical building
 - Prime first floor space, built out as specialty dental clinic including two ORs
 - Expanding medical hub including:
 - Adjacent to the new retail, hotels, housing and CityPlace Park with walking trails throughout
 - Common area conference room free for tenants' use
 - Ample, convenient parking and covered drop off area

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BUILDING TENANTS



TRAFFIC COUNT

36,500 vehicles on Radio Drive A.A.D.T. (average annual daily traffic)
13,800 vehicles on Hudson Road
105,000 vehicles on I-94



2023 ESTIMATED POPULATION

1 mile: 6,746
3 miles: 64,365
5 miles: 159,257



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$149,554
3 miles: \$136,337
5 miles: \$133,799



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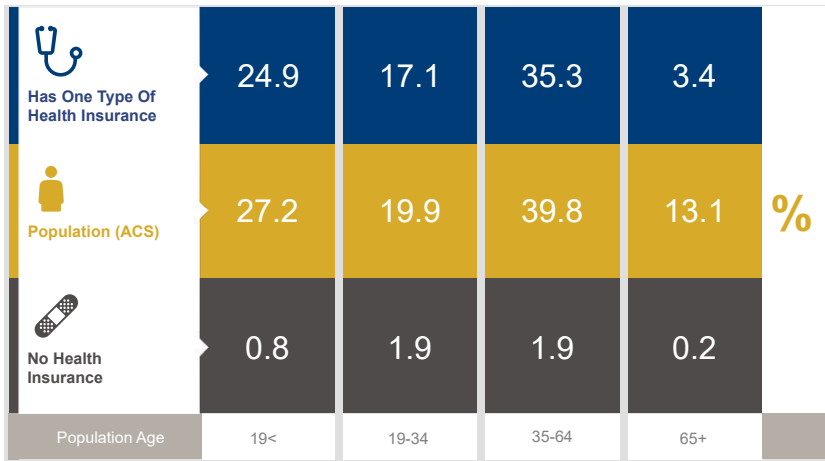
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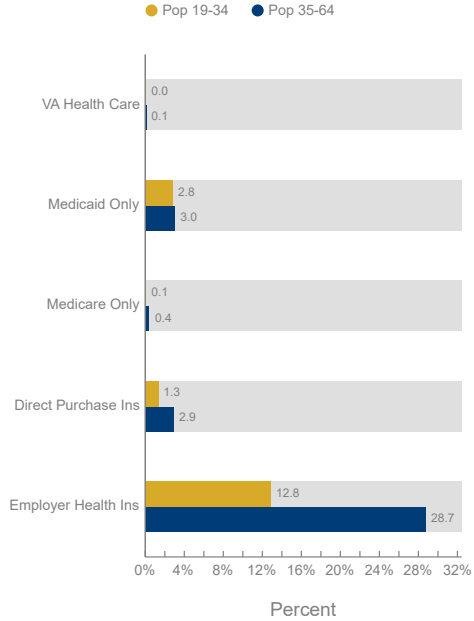


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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,101.1
Physician Services	\$347.0
Dental Services	\$554.7
Eyecare Services	\$108.6
Lab Tests/X-rays	\$95.2
Hospital Room & Hospital Service	\$317.9

*ACS: American Community Survey



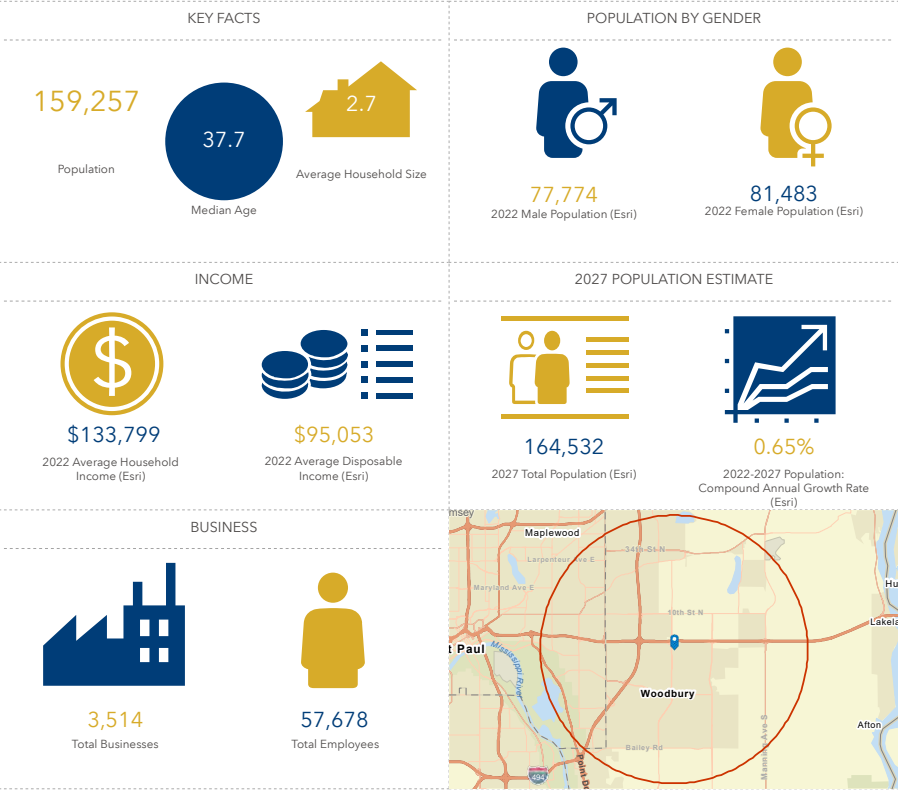
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The Woodbury Market

Top Employers	# of Employees	Type
Washington County Schools	1,207	Government/Public
MHealth Fairview	860	Healthcare
Summit Orthopedics	604	Healthcare
Walmart	333	Retail trade
Assurant	315	Insurance
Jerry's Enterprises	305	Wholesale Trade
Target	288	Retail Trade
Woodbury Senior Living	261	Healthcare
City of Woodbury	251	Government/Public
HealthPartners	216	Healthcare

Key Facts



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