



Medical Space For Lease

Plymouth Medical Building, Plymouth, MN 55447



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3007 Harbor Lane North, Plymouth, MN 55447



- Premier medical building
- Prominent exterior signage opportunities
- Superior visibility and access to Highway 55 and I-494
- Class A building finishes
- Dense area demographics
- Ample free surface parking

Building Size	Space Available
30,352 sq. ft.	5,671 ft.
Net Rental Rate:	\$25.00/sq. ft.
Operating Expenses:	\$12.24/sq. ft.
Real Estate Taxes:	\$ 8.11/sq. ft.

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TENANTS:



TRAFFIC COUNT

52,000 vehicles on HWY 55 A.A.D.T.
 (Average Annual Daily Traffic)
 15,100 vehicles on Fernbrook Ln N



2024 ESTIMATED POPULATION

1 mile: 5,491
 3 miles: 64,095
 5 miles: 160,280



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$133,849
 3 miles: \$176,188
 5 miles: \$164,102

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Floor Plan

5,671 SF Available



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Interior



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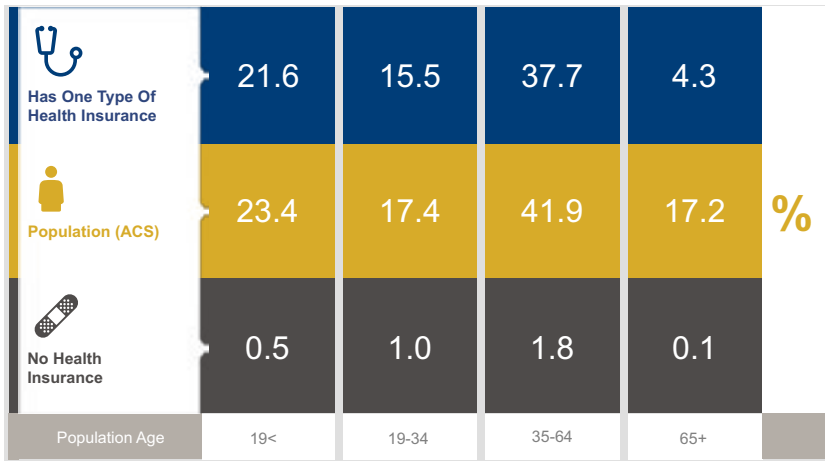
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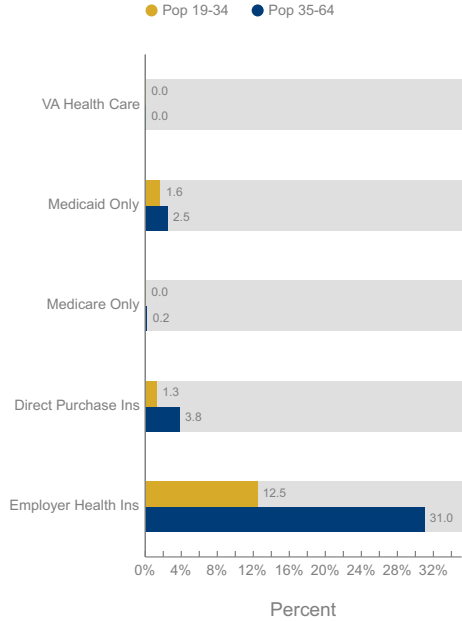
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,472.3
Physician Services	\$481.0
Dental Services	\$712.4
Eyecare Services	\$133.9
Lab Tests/X-rays	\$123.2
Hospital Room & Hospital Service	\$401.6

*ACS: American Community Survey