



Medical Space For Lease

Eagle Point Medical Building | 8515 Eagle Point Blvd, Lake Elmo, MN 55042



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- One space remaining!
- Close proximity to I-94 and I-494/694
- Class A beautiful interior and exterior finishes
- Prominent signage opportunity
- Strong area demographics
- Parking ratio of 5/1000 providing ample parking for patients, staff, and physicians

Building Size:

29,791 sq. ft.

Space Available:

3,456 sq. ft.



BUILDING TENANTS:



**NORAN
NEUROLOGY**



TRAFFIC COUNT

13,100 vehicles on Inwood Ave N A.A.D.T.
(average annual daily traffic)



2024 ESTIMATED POPULATION

1 mile: 3,970
3 miles: 55,987
5 miles: 167,404



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$162,295
3 miles: \$132,526
5 miles: \$129,748

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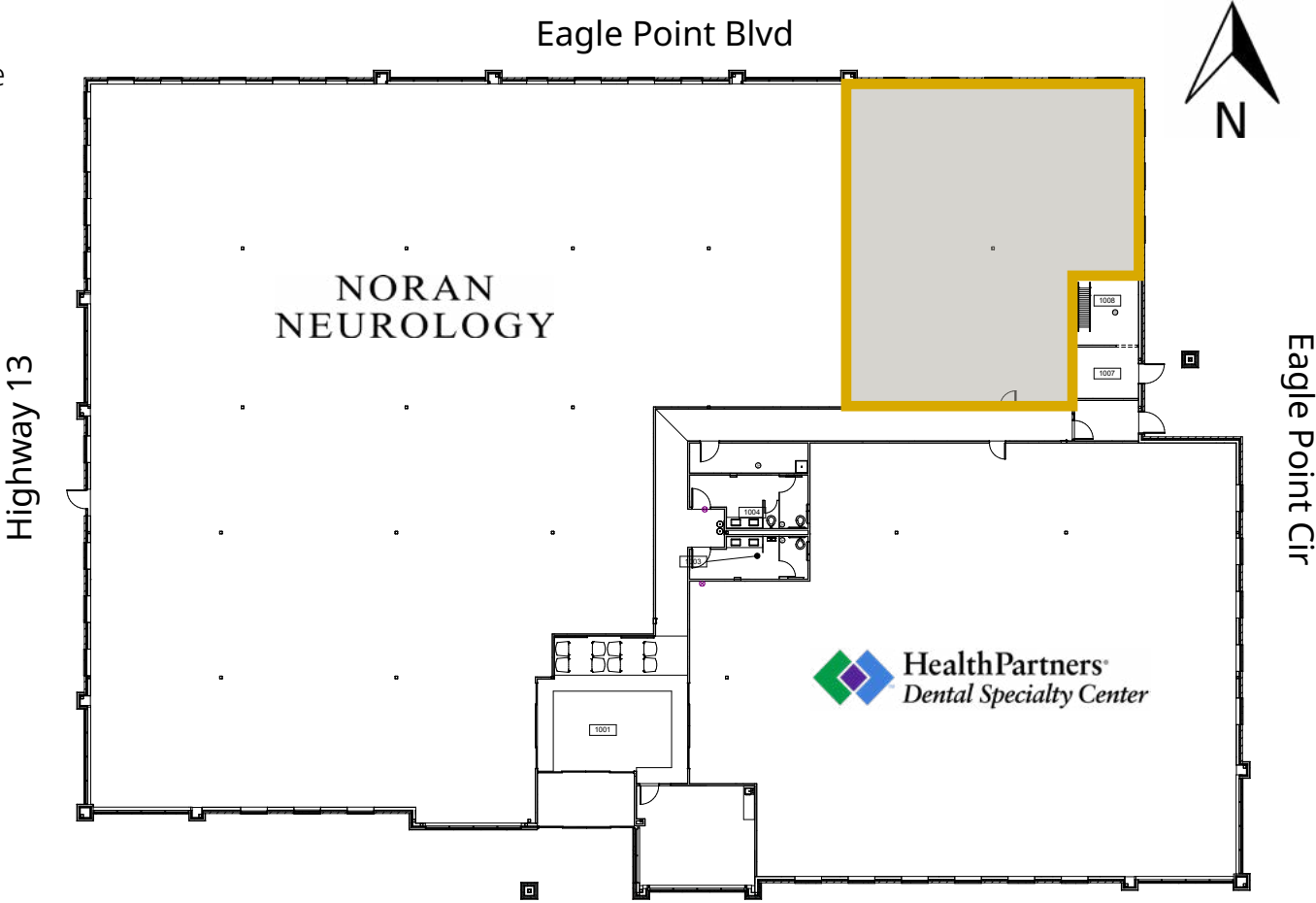


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Floor Plans

1st Floor
3,456 SF Available



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Interior Photos



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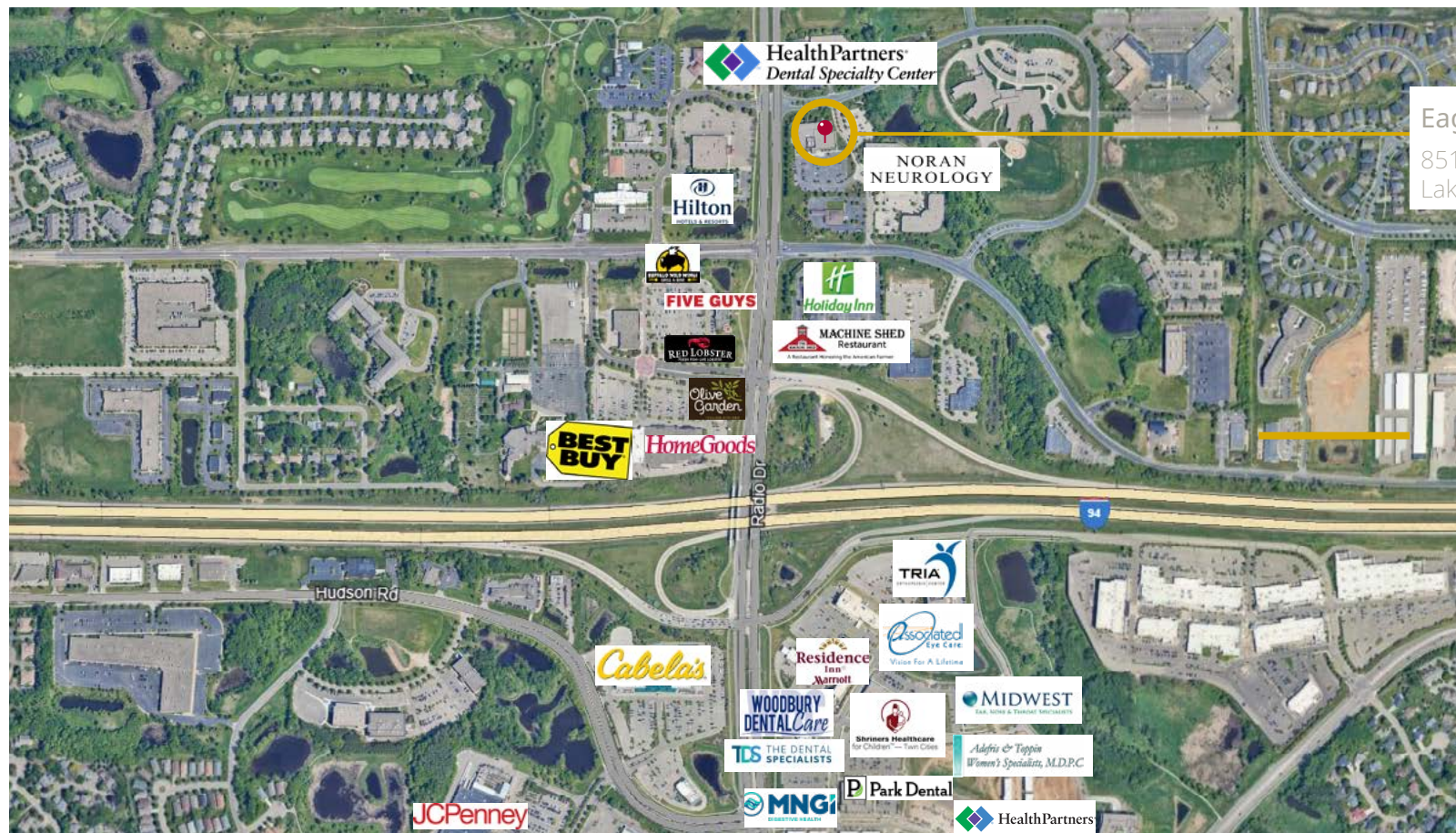
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Local Area View



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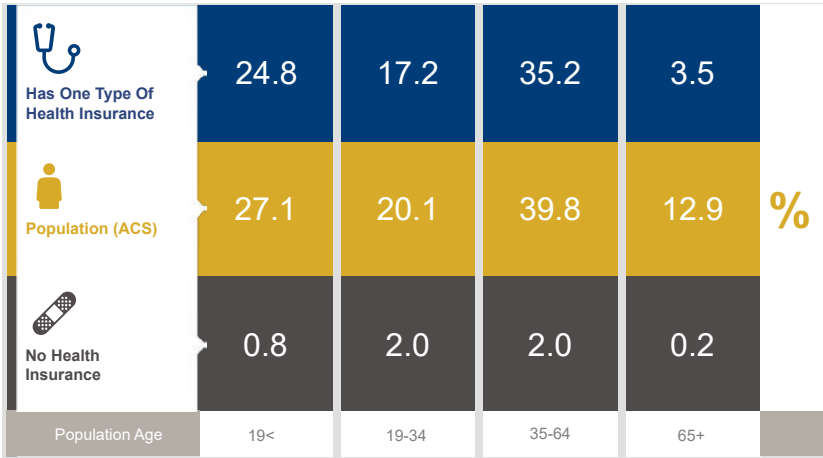
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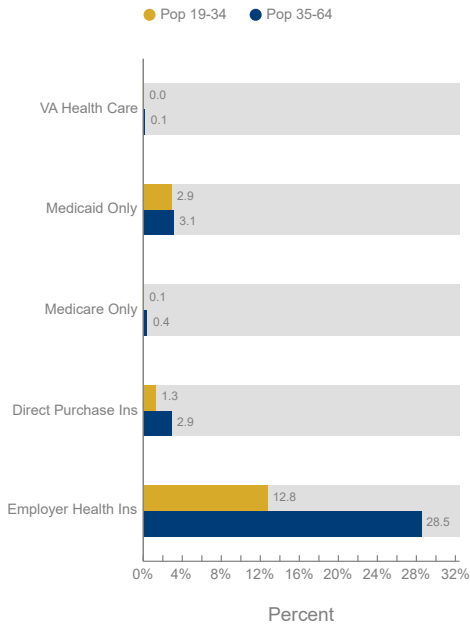
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,093.4
Physician Services	\$342.4
Dental Services	\$547.6
Eyecare Services	\$107.1
Lab Tests/X-rays	\$94.0
Hospital Room & Hospital Service	\$313.6

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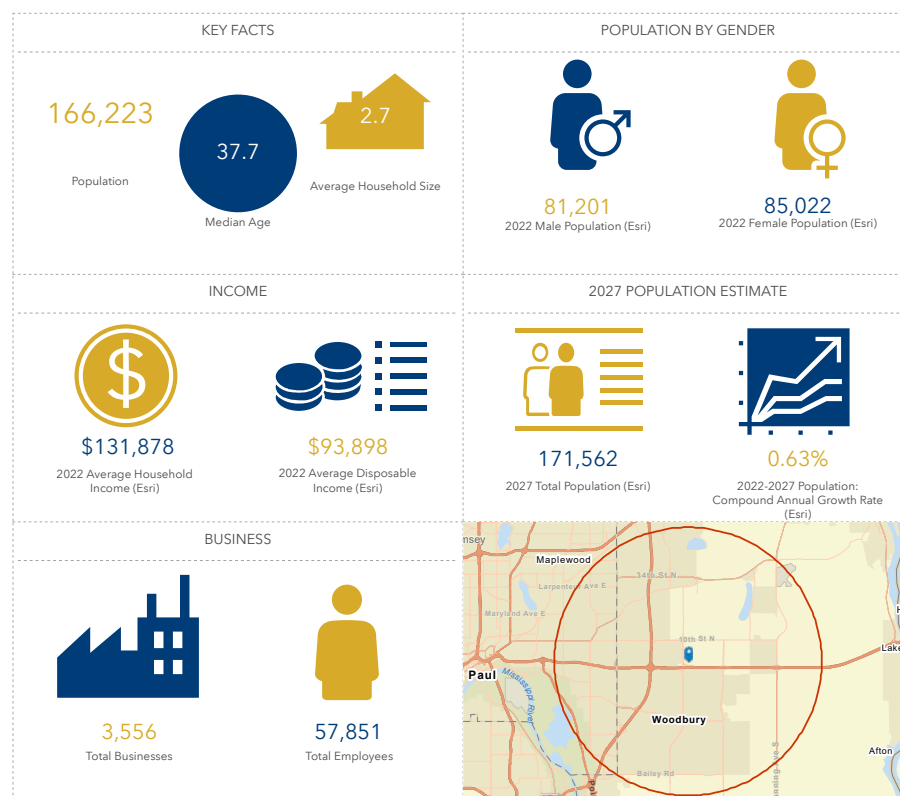
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The Lake Elmo Market

Top Employers	# of Employees	Type
3M Company	11,000	Manufacturing
Anderson Corp	4,500	Manufacturing
ISD #622	1,830	Education
Woodwinds Health	1,500	Healthcare
ISD #834	1,162	Education
St. John's Hospital	973	Healthcare
Washington County	940	Government
Presbyterian Homes	500	Healthcare
Ecowater Systems, Inc.	440	Manufacturing
Bremer Bank	425	Finance

Key Facts





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