



# Medical Space For Lease

Victor Gardens Medical Center | 14688 Everton Ave N, Hugo, MN 55038



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- Second generation clinic space available
- Building signage available above separate tenant entries
- Superior visibility and access to MN Highway 8
- One of the fastest growing communities in the Twin Cities
- Located 1-mile from 35E for easy access to Minneapolis and St. Paul
- 5/1000 parking ratio allowing ample parking for doctors, staff, and patients

**Building Size:**  
21,629 sq. ft.

**Space Available:**  
1,235 – 8,802 sq. ft.



## BUILDING TENANTS:



Sorenson Dental



## TRAFFIC COUNT

16,600 vehicles on Frenchmen Rd A.A.D.T.  
(average annual daily traffic)



## 2023 ESTIMATED POPULATION

1 mile: 5,376  
3 miles: 23,873  
5 miles: 42,721



## 2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$119,950  
3 miles: \$149,960  
5 miles: \$155,091

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### Floor Plans

1st Floor  
1,235 – 8,802 SF Available





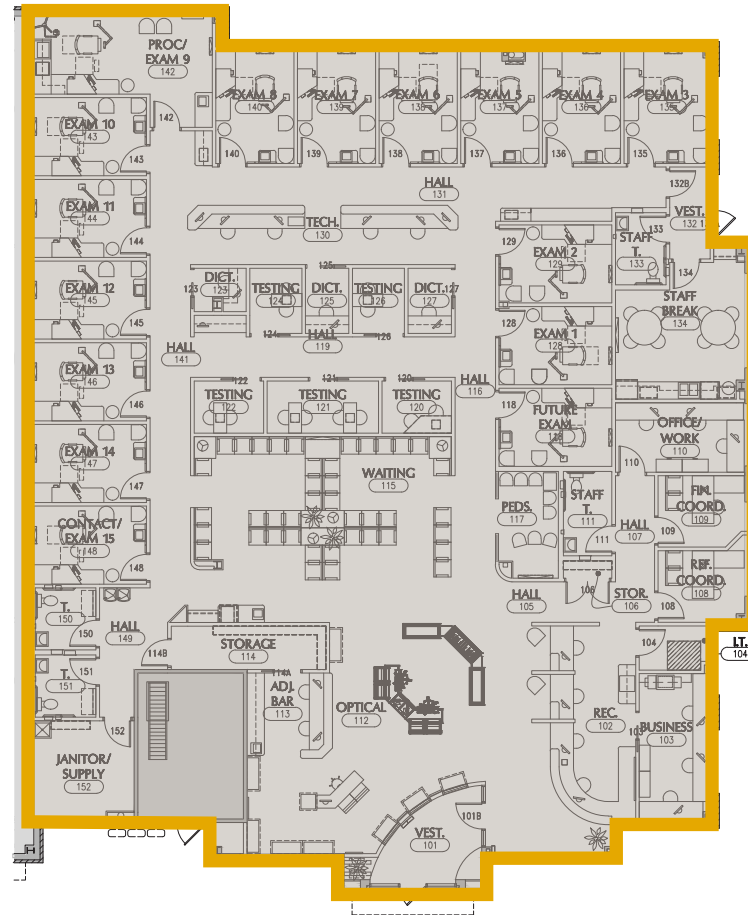
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## Floor Plans

1st Floor  
7,567 SF Available

### MATTERPORT TOUR



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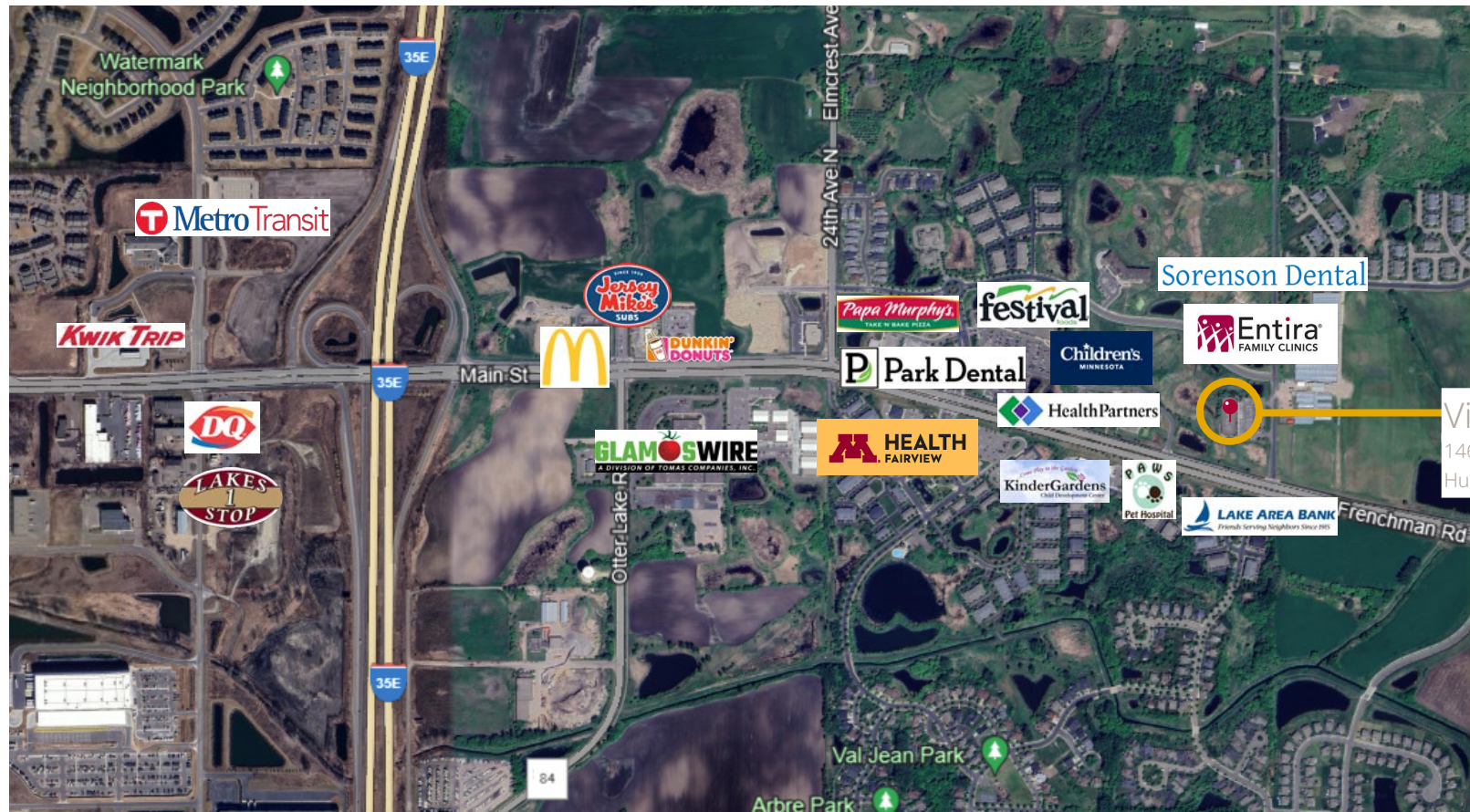


# Davis

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### Aerial View



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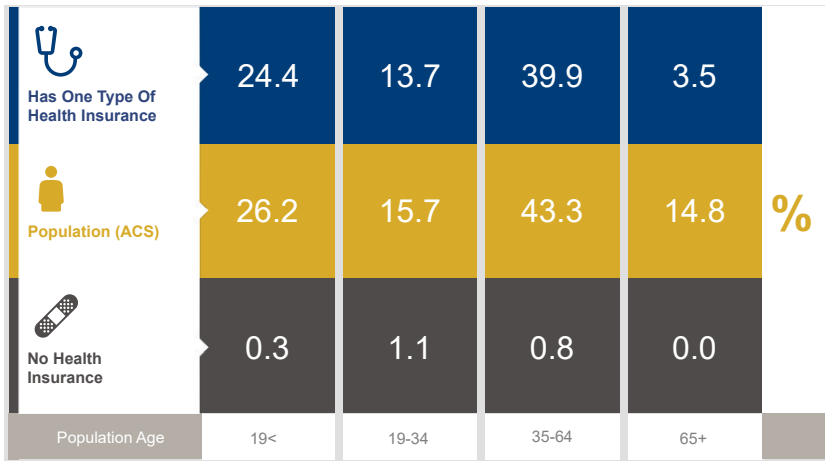
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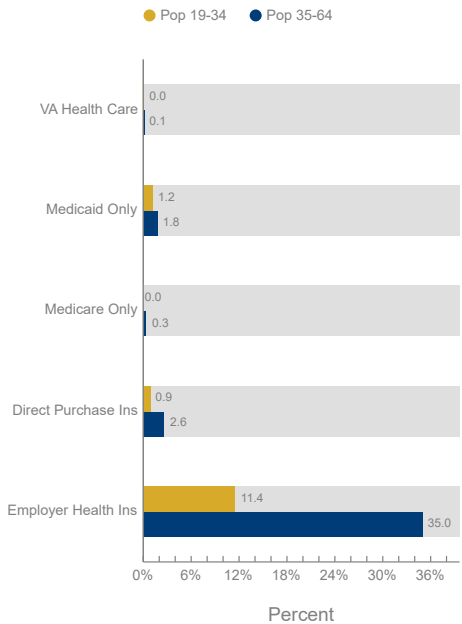
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,226.7
Physician Services	\$416.0
Dental Services	\$648.8
Eyecare Services	\$128.8
Lab Tests/X-rays	\$113.7
Hospital Room & Hospital Service	\$384.5

\*ACS: American Community Survey

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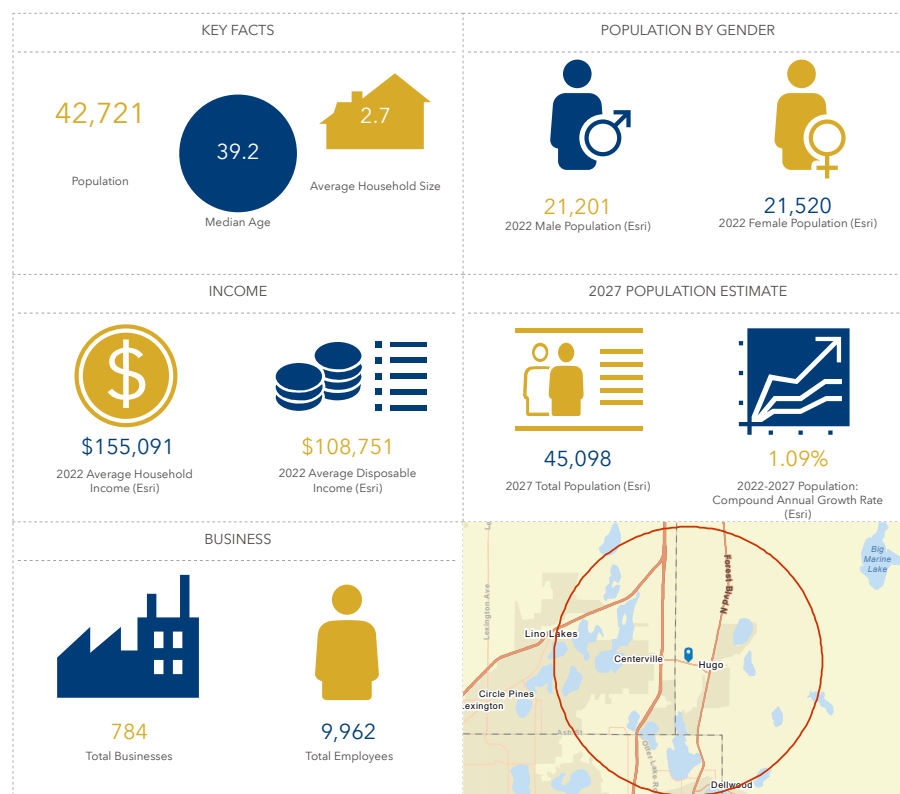
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### The Hugo Market

Top Employers	# of Employees	Type
Wilson Tools	470	Manufacturing
JL Schwieters	250	Manufacturing
ISD #624	186	Education
Schwieters Companis Inc	140	Manufacturing
Festival Foods	110	Retail Trade
Blue Heron Grille	80	Retail Trade
Kamps Pallets	75	Manufacturing
Preferred Tool	25	Manufacturing
Lametti & Sons	25	Professional Services
Entira Family Clinic	25	Healthcare

### Key Facts

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