



Medical Space For Lease

14050 Nicollet Ave, Burnsville, MN 55337



Owned By: *Rivoli Properties*

Davis

Medical Space For Lease

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- Flexible, local ownership
- Continuous investment into building updates
- Great access to I-35W & I-35E
- Across from Fairview Ridges Hospital campus
- Prominent monument signage available
- New building energy control system
- Abundant surface and underground parking available

Building Size:

38,199 sq. ft.

Space Available:

653 - 9,131 sq. ft.

Net Rental Rate:

\$ 18.50/sq. ft.

Operating Expenses:

\$ 12.52/sq. ft.

Real Estate Taxes:

\$ 5.03/sq. ft.

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BUILDING TENANTS:



TRAFFIC COUNT

104,000 vehicles on 35W/35E A.A.D.T.
(average annual daily traffic)



2024 ESTIMATED POPULATION

1 mile: 9,938
3 miles: 80,209
5 miles: 190,052



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$94,129
3 miles: \$116,768
5 miles: \$129,238

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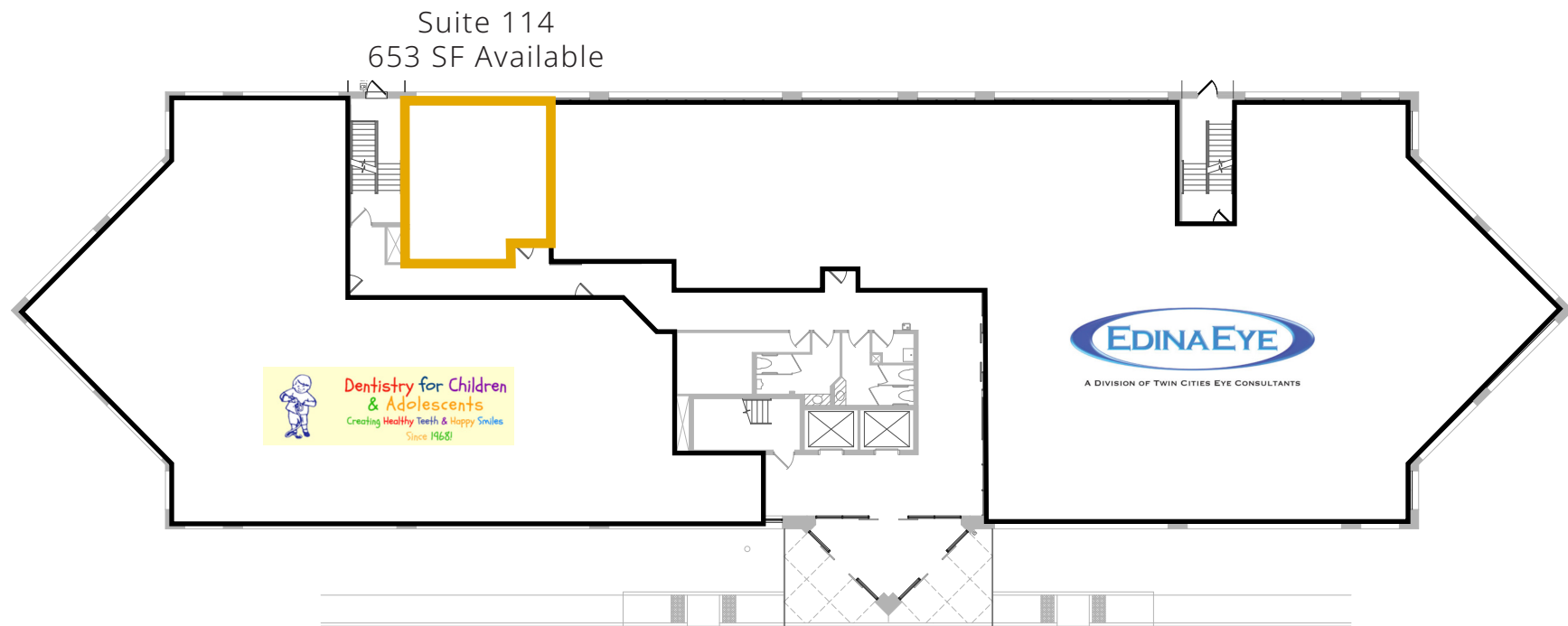
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Floor Plans

First Floor



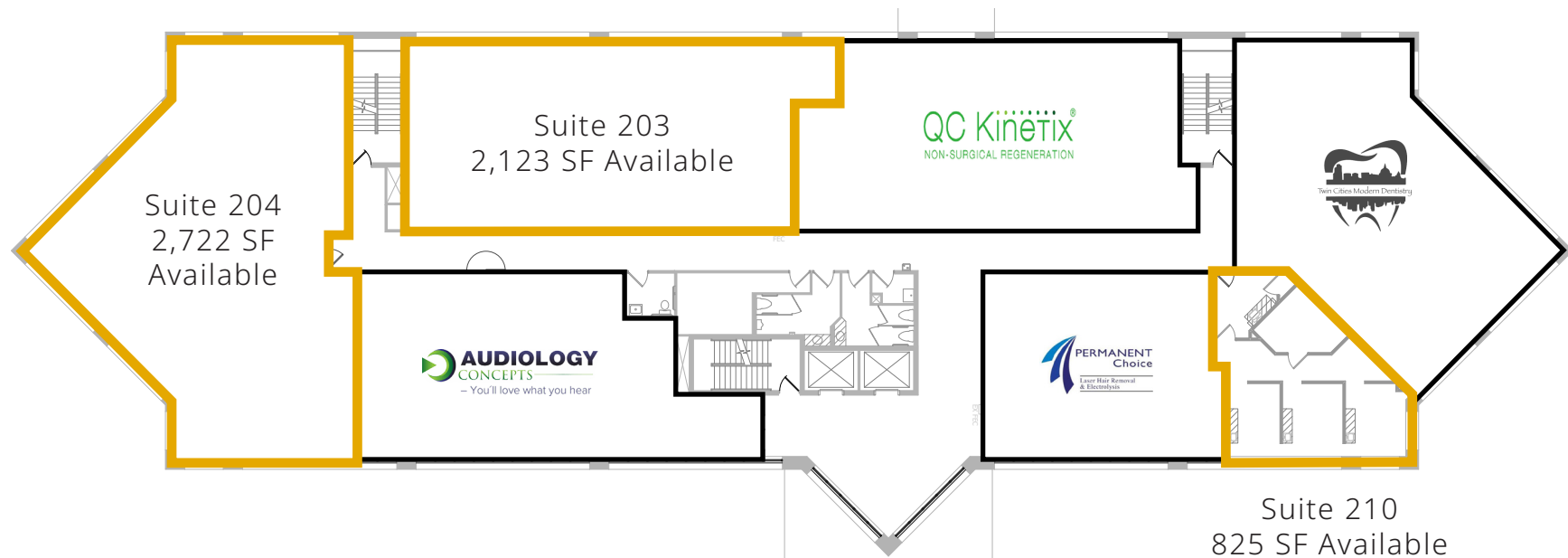
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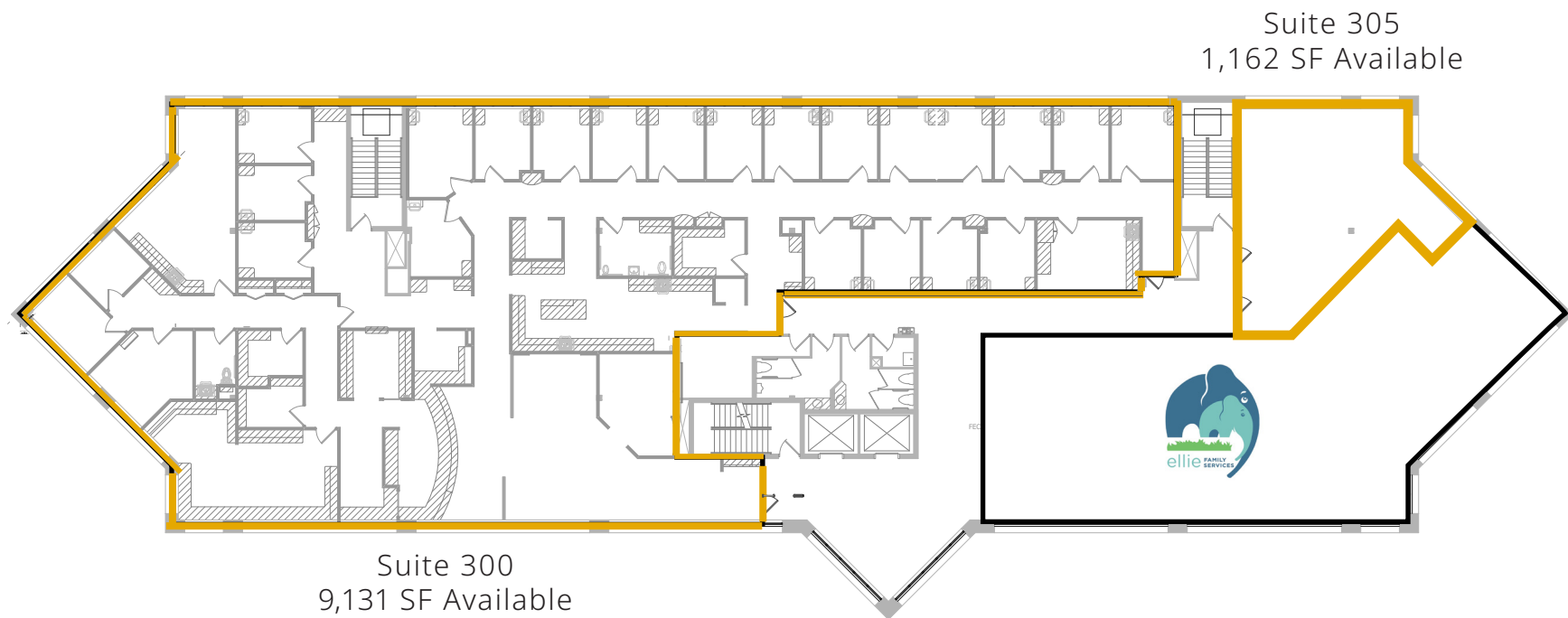
Floor Plans

Second Floor



Floor Plans

Third Floor



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Aerial View

Burnsville Center

★ macy's

JCPenney

CMX
CINEMAS

FAMOUS
footwear

OLD NAVY

Lucky's
PUB

Foot Locker

NOODLES
COMPANY

AÉROPOSTALE

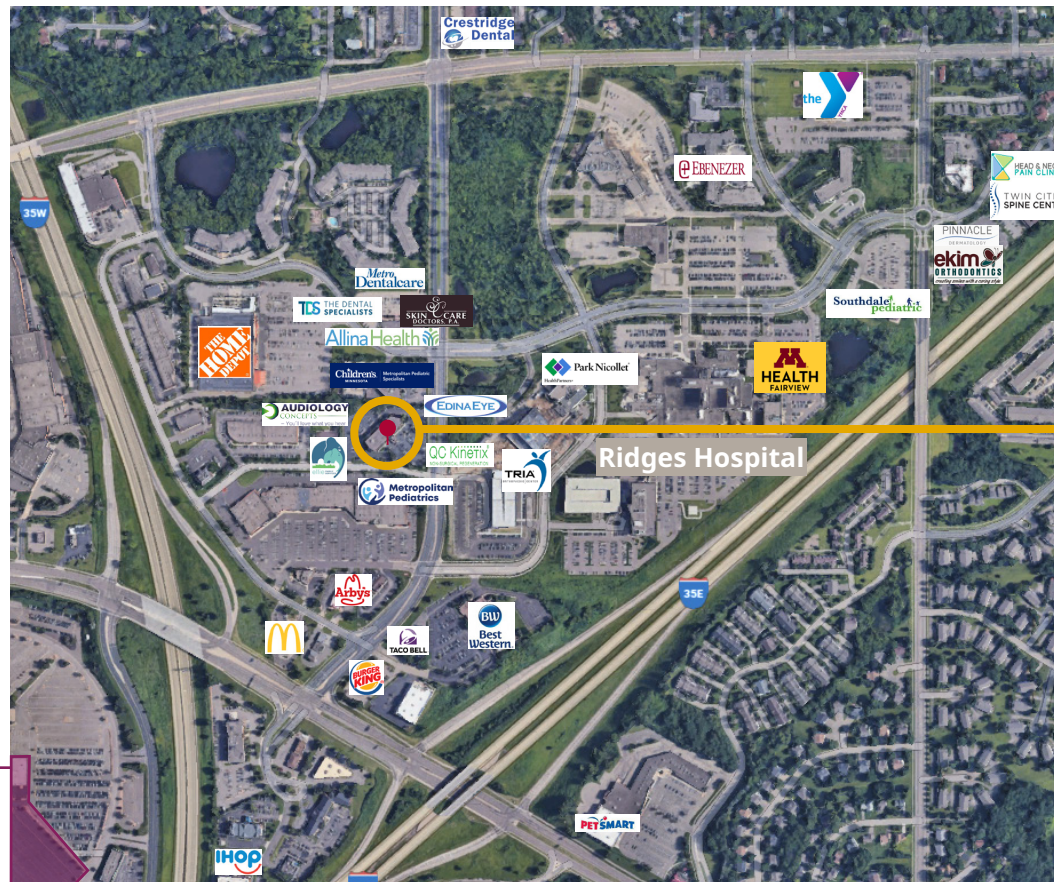
ESCAPOLOGY

FRIDAYS

VICTORIA'S
SECRET

DICK'S
SPORTING GOODS

Buckle



Ridge Point Medical

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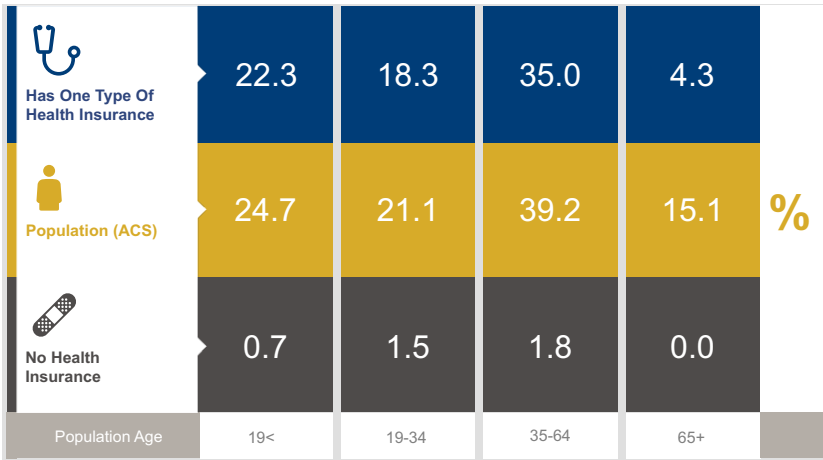
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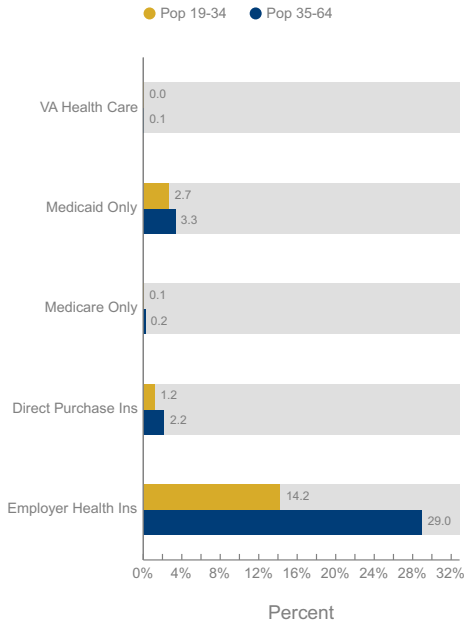
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,156.0
Physician Services	\$389.3
Dental Services	\$562.4
Eyecare Services	\$106.9
Lab Tests/X-rays	\$98.2
Hospital Room & Hospital Service	\$325.3

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The Burnsville Market

Top Employers	# of Employees	Type
Fairview Ridges Hospital	967	Healthcare
ISD #191	855	Government/Public
Burnsville City Hall	540	Government/Public
UPS Access Point	397	Distribution
Park Nicollet Clinic	300	Healthcare
Burnsville YMCA	299	Healthcare
ITW Electronic Assembly	230	Manufacturing
Home Depot	137	Retail Trade
Friedges Landscaping Inc.	125	Retail Trade
US Post Office	116	Government/Public
Best Western Premier	100	Hospitality

Key Facts

