



# Medical Space For Lease

Fridley Medical Center | 480 Osborne Road NE, Fridley, MN 55432



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[davishre.com](http://davishre.com)

Building owned and managed by  
HEALTHCARE REALTY





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T

### BUILDING TENANTS:



MINNESOTA ONCOLOGY



### TRAFFIC COUNT

31,000 vehicles on University Ave NE A.A.D.T.  
(average annual daily traffic)  
10,235 on Osborne Rd NE



### 2024 ESTIMATED POPULATION

1 mile: 8,365  
3 miles: 86,779  
5 miles: 247,732



### 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$92,655  
3 miles: \$99,981  
5 miles: \$101,832

**Building Size:**

60,476 sq. ft.

**Space Available:**

2,000 - 13,785 sq. ft.

- LEASE INCENTIVES AVAILABLE!
- Medical space available for lease
- Located on Mercy Hospital – Unity Campus
- Exterior signage opportunities available
- Connected to Unity Professional Building and the Hospital via skyway
- Ample surface parking
- Easy access to Highway 610 and Interstate 694

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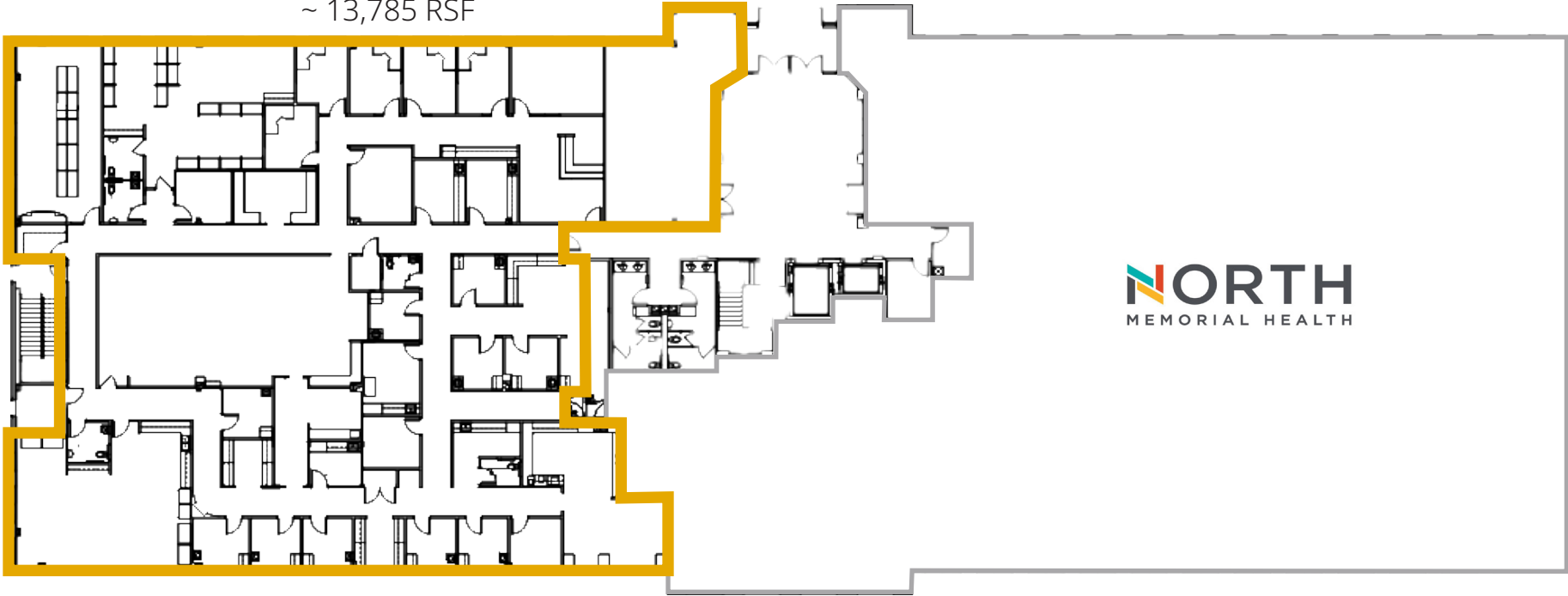
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## Floor Plans

1st Floor

Suite 150  
~ 13,785 RSF



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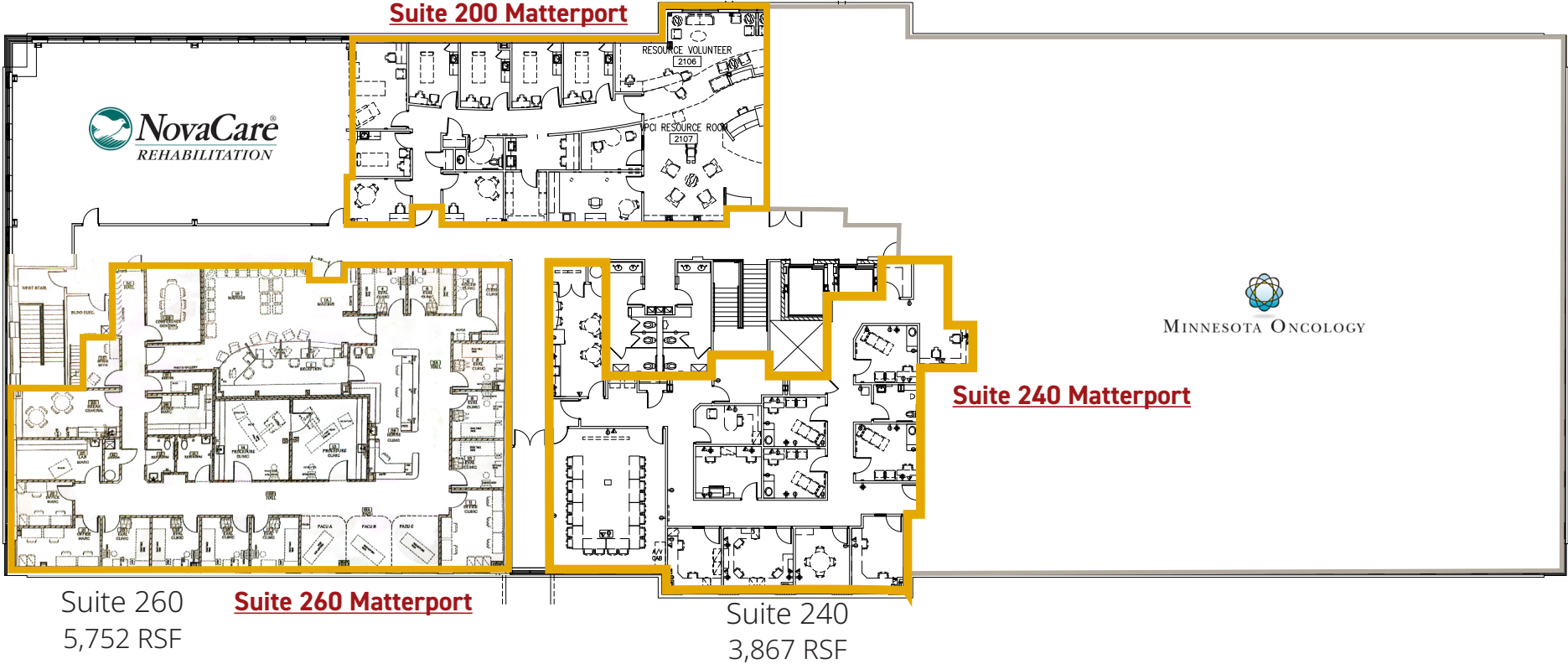
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## Floor Plans

2nd Floor  
1,500 - 5,753 RSF

Suite 200  
3,399 RSF



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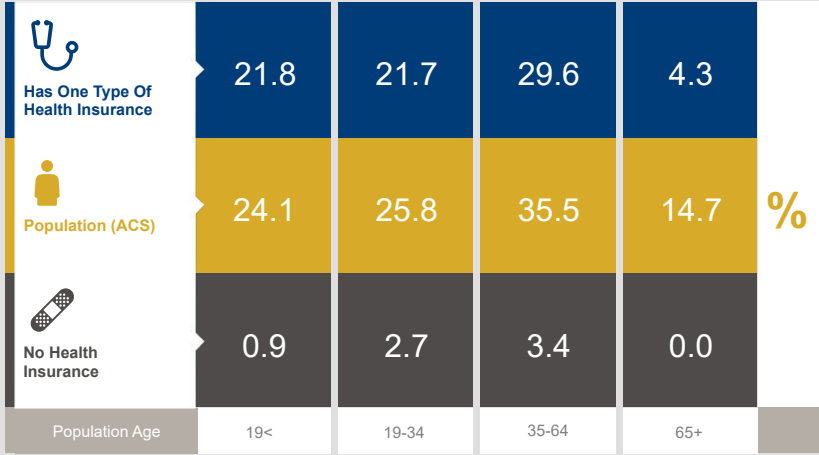
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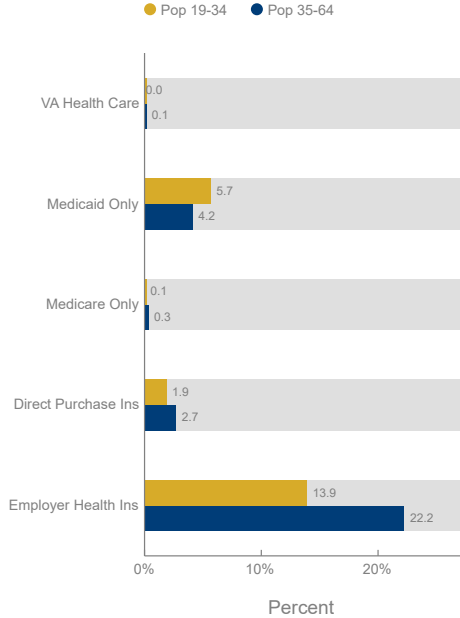
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$802.8
Physician Services	\$246.9
Dental Services	\$390.1
Eyecare Services	\$66.3
Lab Tests/X-rays	\$65.2
Hospital Room & Hospital Service	\$192.0
Convalescent/Nursing Home Care	\$35.1





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## Interior Photos



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## Aerial View



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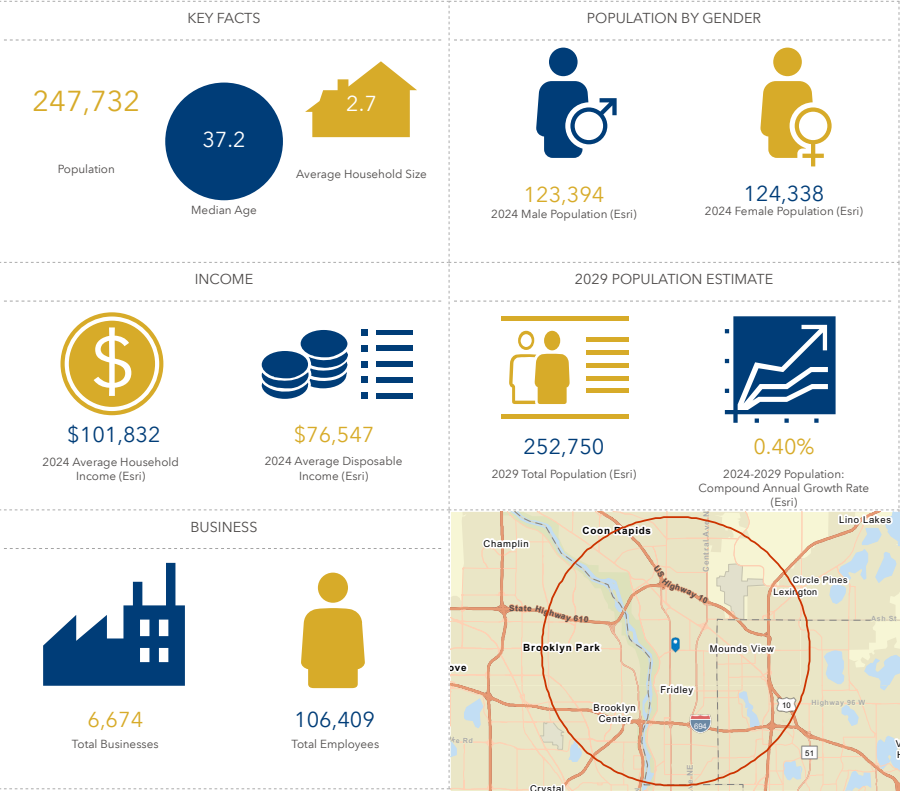
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## The Fridley Market

Top Employers	# of Employees	Type
Medtronic	3,464	Manufacturing
Cummins Power	1,210	Utility
<b>Unity Medical Center</b>	<b>1,138</b>	<b>Healthcare</b>
Target	696	Retail Trade
BAE Systems	600	Manufacturing
IDS #14	580	Education
Minco Products	515	Manufacturing
Conagra Brands Inc.	375	Wholesale Trade
Walmart	312	Retail Trade
Kurt Manufacturing	295	Manufacturing
Treehouse Foods	206	Retail Trade

### Key Facts



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