



Medical Space For Lease

Unity Professional Building | 500 Osborne Road NE, Fridley, MN 55432



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Building owned and managed by
HEALTHCARE REALTY



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T

BUILDING TENANTS:



Peixin Liu DDS



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:

64,143 sq. ft.

Space Available:

676 - 11,000 sq. ft.

- LEASE INCENTIVES AVAILABLE!
- Medical space available for lease
- Located on Mercy Hospital – Unity Campus
- Connected to Fridley Medical Center and the Hospital via skyway
- Full building renovation completed in 2015 and 2021 with attractive new finishes
- Easy access to Highway 610 and Interstate 694

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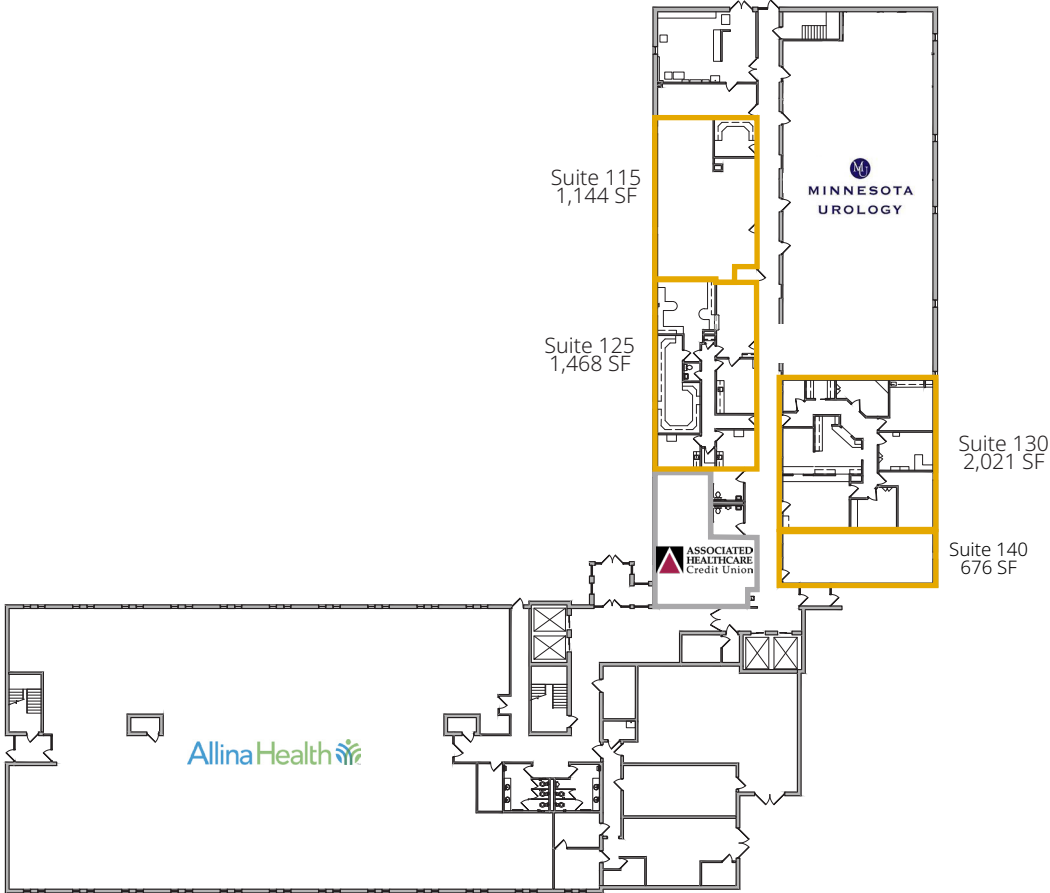


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Floor Plans

1st Floor



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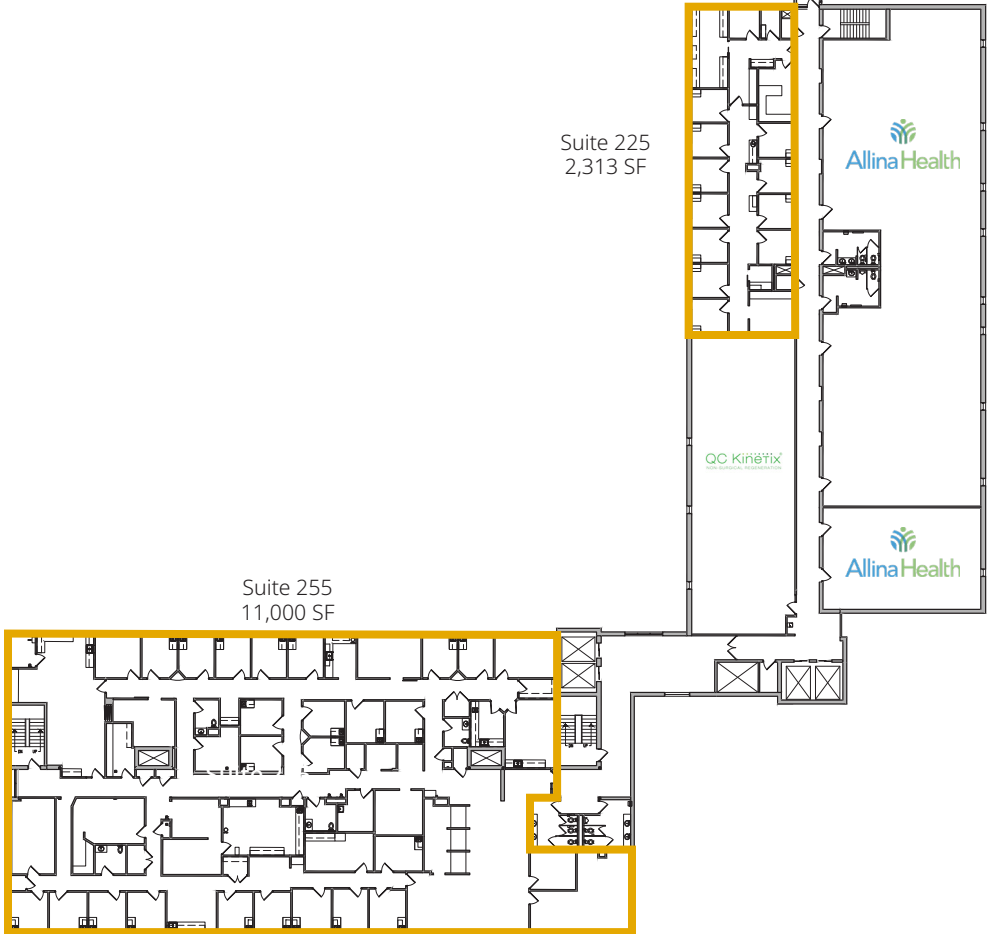


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Floor Plans

2nd Floor



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Floor Plans

3rd Floor



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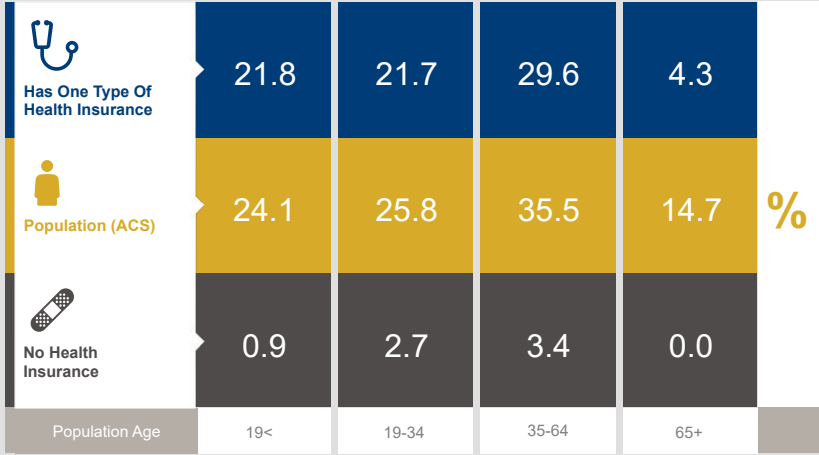
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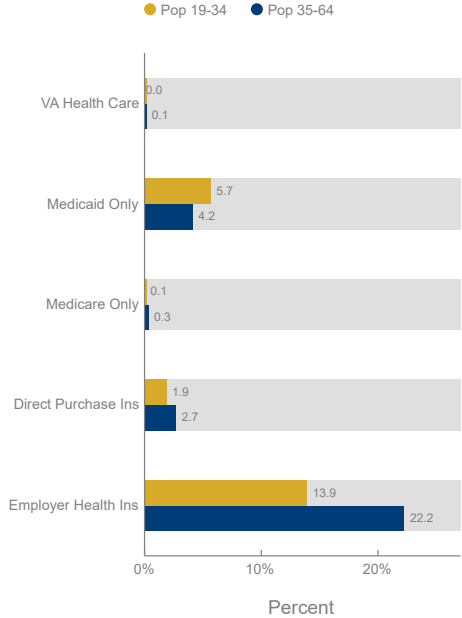
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Healthcare and Insurance Statistics



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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Aerial View



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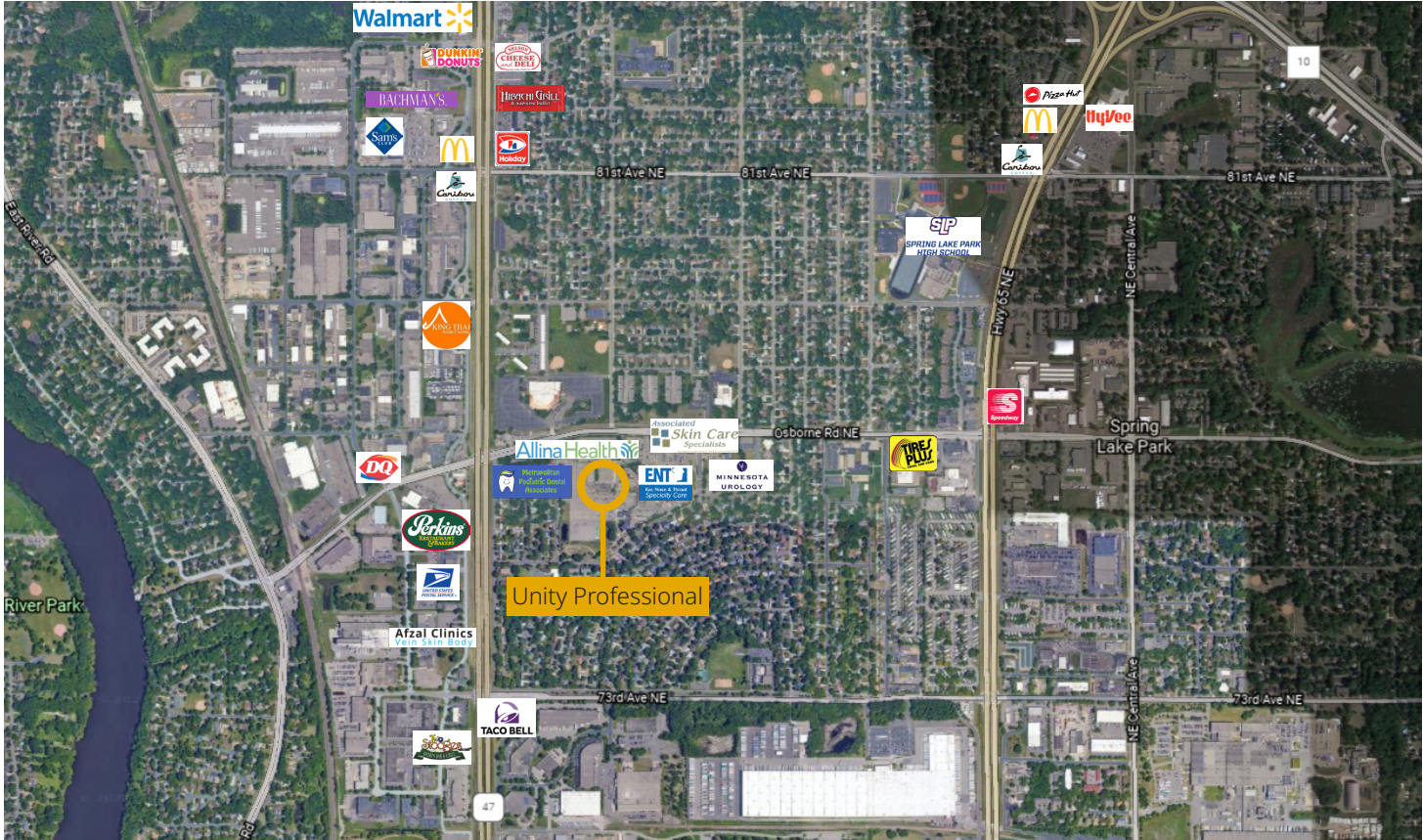
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Local Retail View



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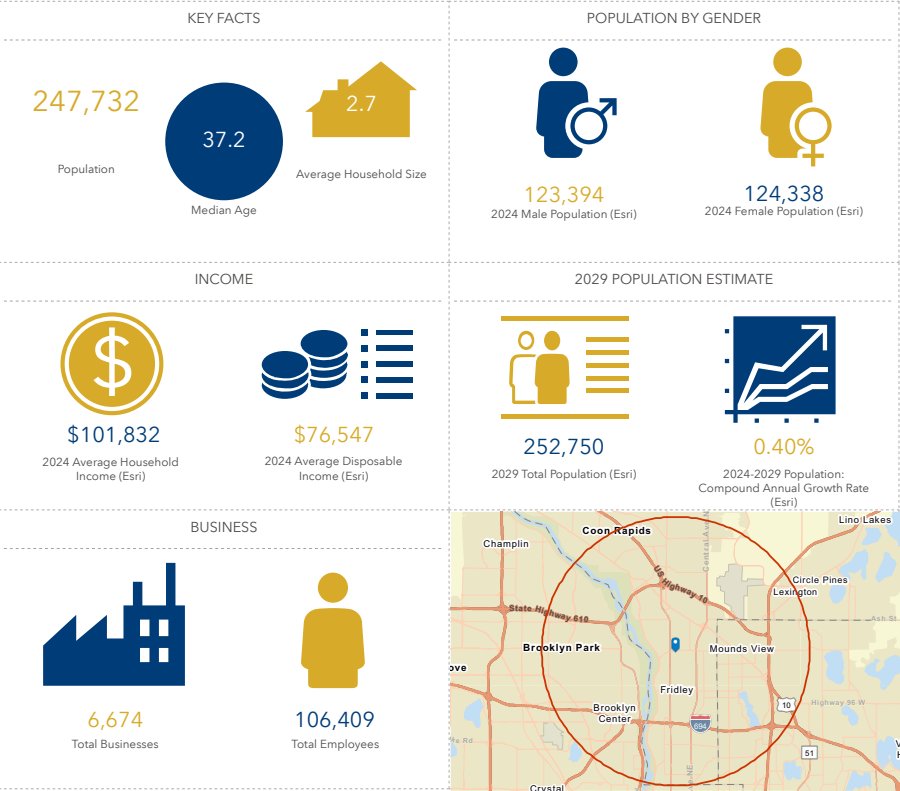
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The Fridley Market

Top Employers	# of Employees	Type
Medtronic	3,464	Manufacturing
Cummins Power	1,210	Utility
Unity Medical Center	1,138	Healthcare
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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