



Medical Space For Lease

Cornerstone Pad Site BTS • Lake Road and I-494 , Woodbury, MN 55125



Jill K. Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

Anne E. Madyun CCIM
612.454.4172
amadyun@davishre.com

davishre.com



Medical Space For Lease

Cornerstone Pad Site BTS • Lake Road and I-494 , Woodbury, MN 55125



- 1-story Build-to-Suit MOB opportunity for lease
- 1 mile from Woodwinds Hospital
- Premier visibility on I-494 and Lake Road
- Easy access from I-494
- Ample parking for patients, staff and physicians

Building Size:	Space Available:
10,000 sq. ft.	10,000 sq. ft.
Net Rental Rate:	\$35.00/sq. ft.
Operating Expenses:	\$11.50/sq. ft.
Real Estate Taxes:	\$ 2.00/sq. ft.

T

NEARBY TENANTS:



TRAFFIC COUNT

92,000 vehicles on I-494 A.A.D.T.
(average annual daily traffic)
18,400 vehicles on Lake Road



2023 ESTIMATED POPULATION

1 mile: 8,017
3 miles: 61,493
5 miles: 217,701



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$120,667
3 miles: \$117,839
5 miles: \$112,907

Jill K. Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

Anne E. Madyun CCIM
612.454.4172
amadyun@davishre.com



Medical Space For Lease

Cornerstone Pad Site BTS • Lake Road and I-494 , Woodbury, MN 55125

Site Plan



Jill K. Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

Anne E. Madyun CCIM
612.454.4172
amadyun@davishre.com

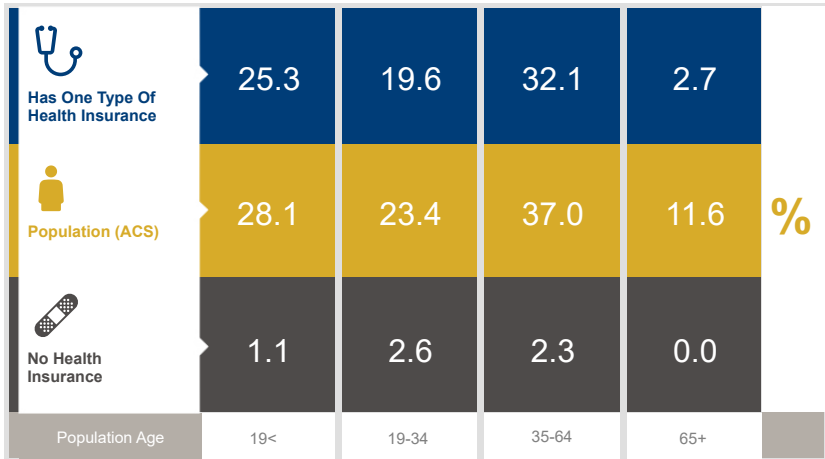
davishre.com



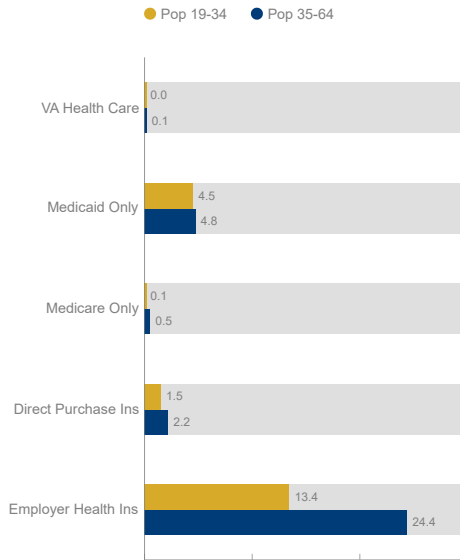
Medical Space For Lease

Cornerstone Pad Site BTS • Lake Road and I-494 , Woodbury, MN 55125

Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$790.5
Physician Services	\$271.0
Dental Services	\$423.2
Eyecare Services	\$72.3
Lab Tests/X-rays	\$71.8
Hospital Room & Hospital Service	\$212.3
Convalescent/Nursing Home Care	\$35.6

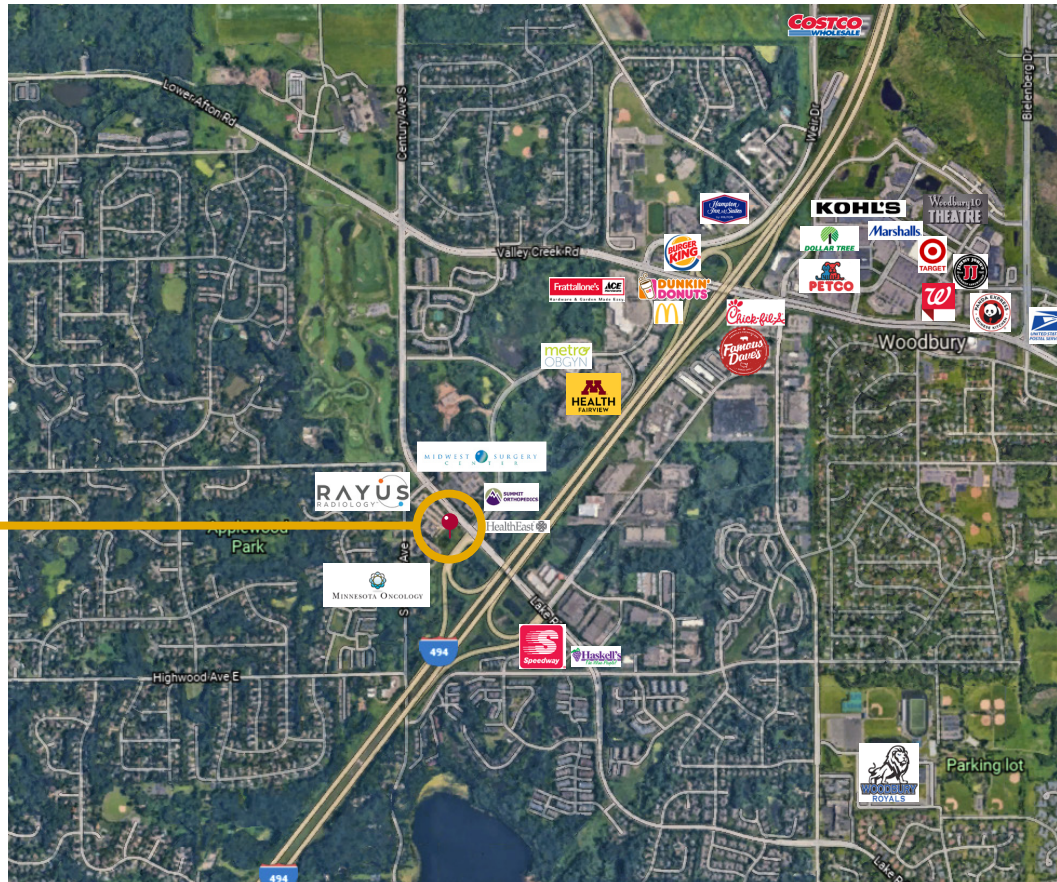
Medical Space For Lease

Cornerstone Pad Site BTS • Lake Road and I-494 , Woodbury, MN 55125

Aerial View

Cornerstone Pad Site

Lake Road and I-494
Woodbury, MN 55125





Medical Space For Lease

Cornerstone Pad Site BTS • Lake Road and I-494 , Woodbury, MN 55125

Employment in Woodbury

Top Employers	# of Employees	Type
South Washington County Schools	1,207	Educational Services
MHealth Fairview	860	Healthcare
Summit Orthopedics	604	Healthcare
Walmart	333	Retail Trade
Assurant	315	Insurance
Jerry's Enterprise	305	Retail Trade
Target	288	Retail Trade
Woodbury Senior Living	251	Healthcare
City of Woodbury	251	Government/Public
Allina	250	Healthcare
Sam's Club	218	Retail Trade
HealthPartners	216	Healthcare

EMPLOYMENT BY INDUSTRY

Retail Trade – **17%**
Manufacturing – **2%**
Accommodation and Food Services – **7%**
Educational Services – **3%**
Healthcare and Social Assistance – **15%**
Wholesale Trade – **2%**

New Developments!

“Beyond Apartments ” a new 255 unit apartment building recently opened in September 2021 on a 9 acre lot in Woodbury's CityPlace district. This two-building development includes an array of amenities such as a pool deck, fitness center, dog spas, golf simulator lounge, rooftop skydeck, and a work-from-home lounge.

Jill K. Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

Anne E. Madyun CCIM
612.454.4172
amadyun@davishre.com

davishre.com