



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



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: 10,000 sq. ft.	Space Available: 10,000 sq. ft.
Net Rental Rate:	Negotiable
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



2025 ESTIMATED POPULATION

1 mile: 8,124
3 miles: 59,873
5 miles: 218,239



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$118,291
3 miles: \$122,157
5 miles: \$118,446

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

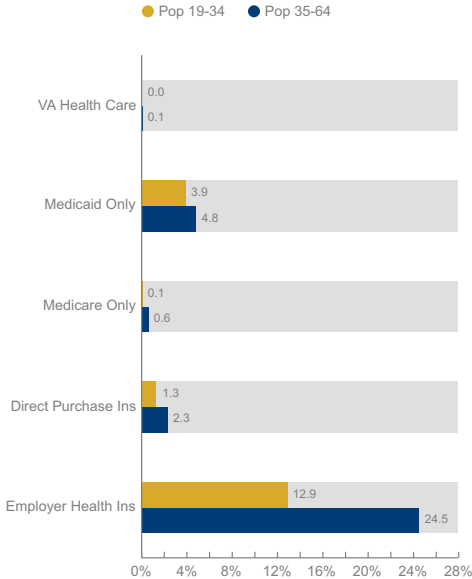
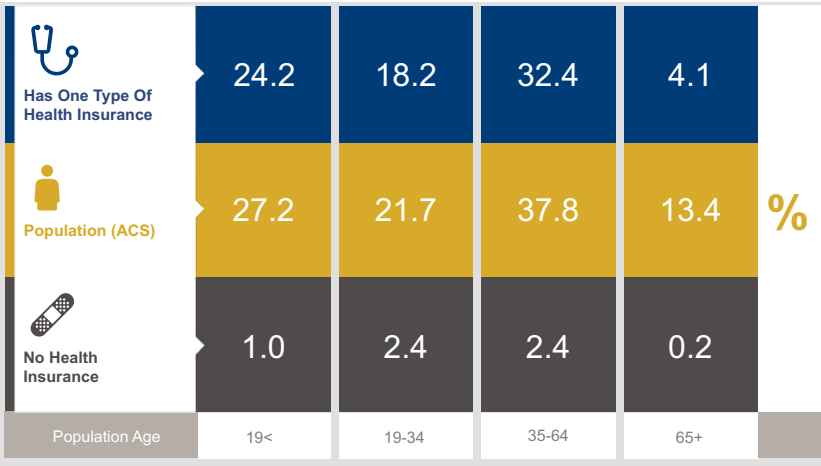
Anne E. Madyun CCIM
612.454.4172
amadyun@davishre.com



Medical Space For Lease

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

Healthcare and Insurance Statistics



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,074.8
Physician Services	\$320.4
Dental Services	\$528.3
Eyecare Services	\$95.5
Lab Tests/X-rays	\$89.4
Hospital Room & Hospital Service	\$281.5
Convalescent/Nursing Home Care	\$43.1



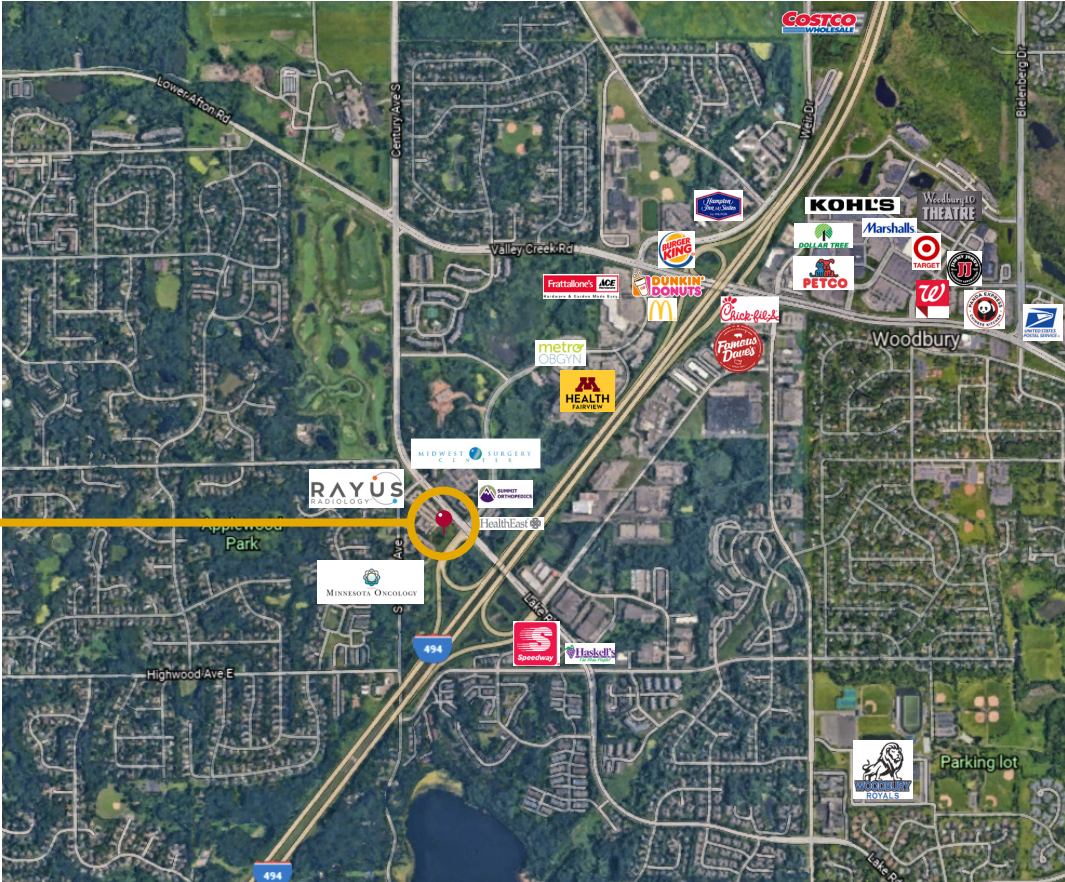
Medical Space For Lease

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



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

Anne E. Madyun CCIM
612.454.4172
amadyun@davishre.com



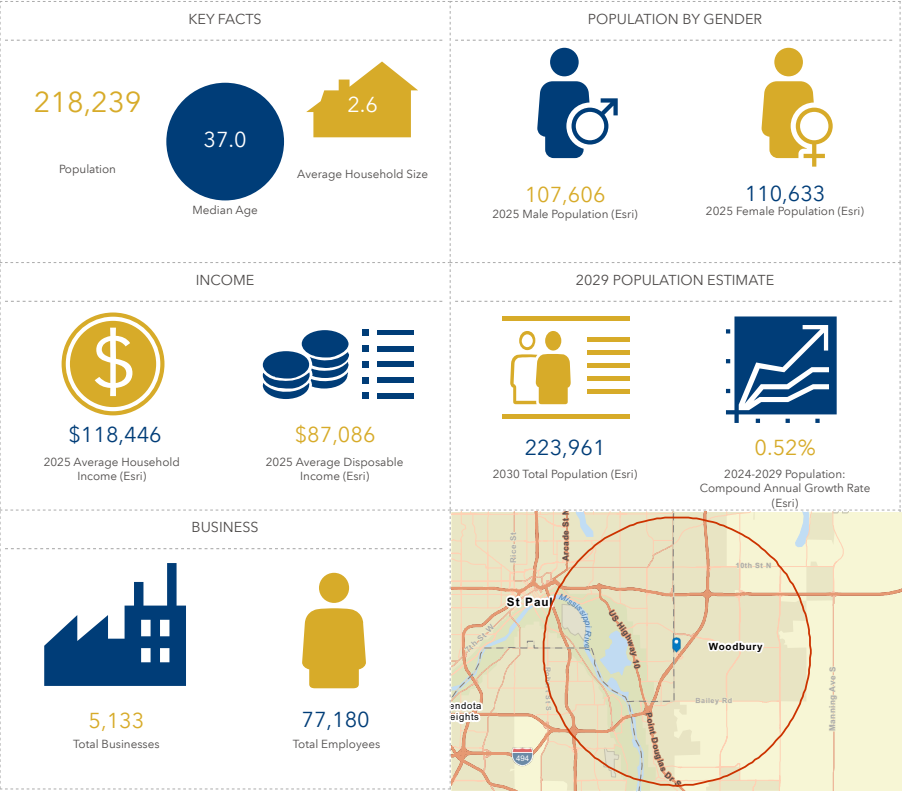
Medical Space For Lease

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

The Woodbury Market

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

Key Facts



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

Anne E. Madyun CCIM
612.454.4172
amadyun@davishre.com