Medical Space For Lease

Cornerstone Medical

6025 Lake Rd, Woodbury, MN 55125



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DavisHRE.com



Building Information

Address	6025 Lake Rd Woodbury, MN 55125
Building Size	52,904 SF
Total Available	28,562 SF
Stories	2
Year Built	2006
Class	B
Parking	5.0/1,000 SF
Net Rate	Negotiable
OpEx (2026)	$13.62 PSF
RE Taxes (2026)	$11.98 PSF
Current Tenants	Minnesota Oncology, RAYUS Radiology

To schedule a tour, please contact:

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Floorplan

2nd Floor - 28,562 SF Available



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Your Patient Population

Well Insured Population
94.5%

Only 5.5% uninsured across all ages offering dependable collections.

Employer-Insured Core
39.1%

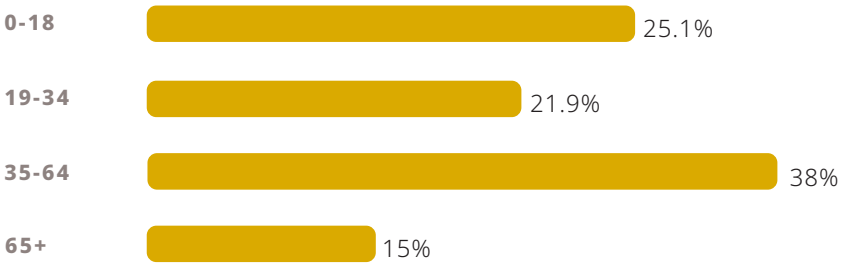
Ages 19-64 with PPO coverage and elective demand.

Rising Household Income
$93.7K

9% Higher than the United States median household income

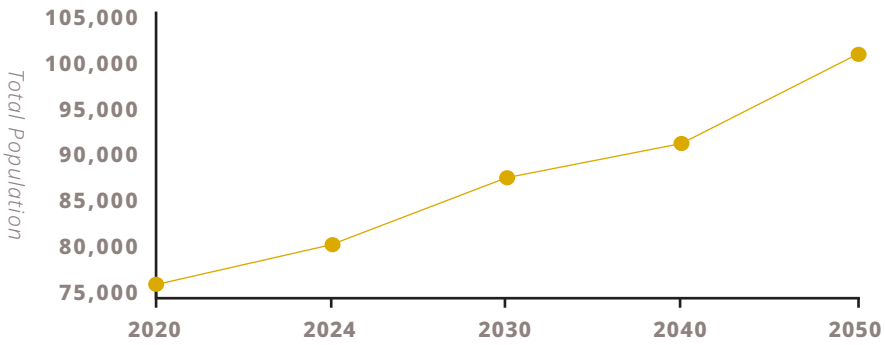
Population by Age

Employer plans cover the largest share of working-age residents



Woodbury Population Forecast

Total population is expected to hit 100,600 by 2050



Average Out-of-Pocket Healthcare Spending Per Household Anually

Dental Services	Hospital Room & Services	Physician Services	Eye Care Services	Lab Tests/ X-Rays
$532.2	$344.5	$288	$88.1	$83.3

Source: ACS (2020-2024), Esri (2026) 3-mile radius

Area Retail

Woodbury, MN

