

Davis

Medical Space For Lease

Yankee Doodle Professional Building | Eagan, MN 55121



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Medical Space For Lease

1519 Central Parkway, Eagan, MN 55121



- Adjacent to new and thriving retail hub
- Prominent monument signage available
- Convenient access to 35-E and I-494
- Strong area demographics
- Proximity to MSP International Airport
- Ample free surface parking for patients, staff, and physicians with a 5.6:1,000 ratio

Building Size	Space Available
23,639 sq. ft.	2,099 ft.
Net Rental Rate:	\$20.00/sq. ft.
Operating Expenses:	\$11.10/sq. ft.
Real Estate Taxes:	\$ 4.04/sq. ft.

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BUILDING TENANTS



TRAFFIC COUNT

106,000 vehicles on 35-E A.A.D.T.
 (average annual daily traffic)
 22,600 on Yankee Doodle Road
 9,700 on Central Parkway



2023 ESTIMATED POPULATION

1 mile: 10,192
 3 miles: 49,377
 5 miles: 136,989



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$101,073
 3 miles: \$125,637
 5 miles: \$127,067

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Interior Photos



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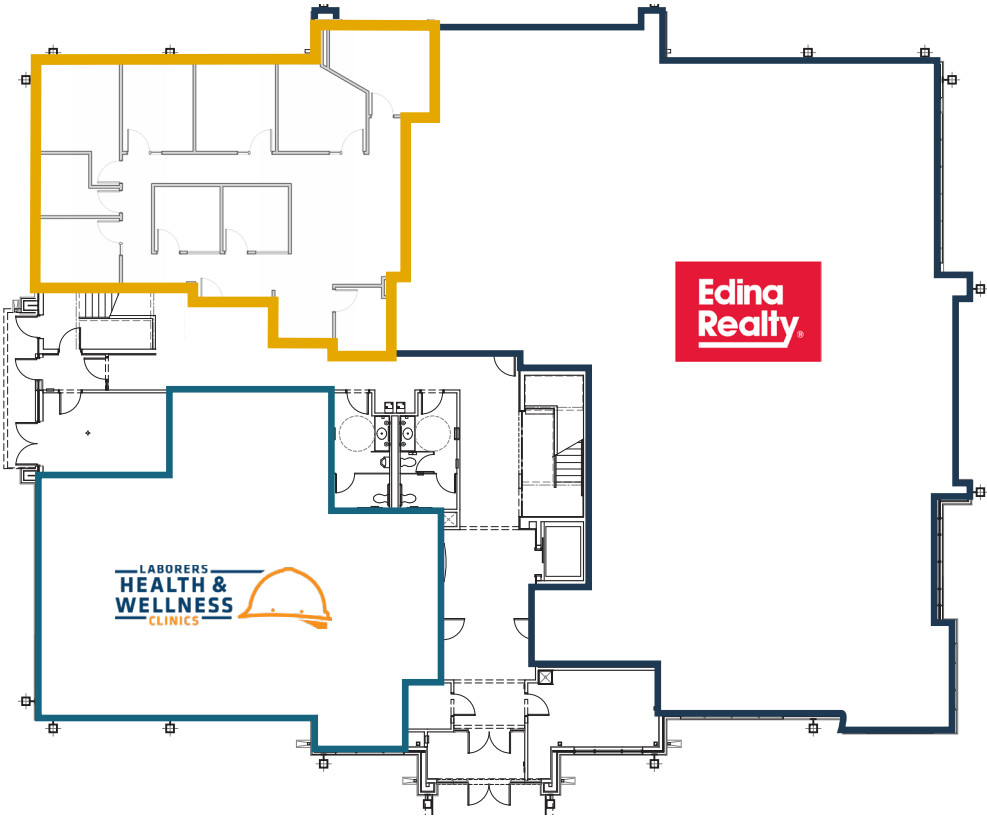


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Floor Plan

Suite 130
2,099 RSF Available



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Area Map



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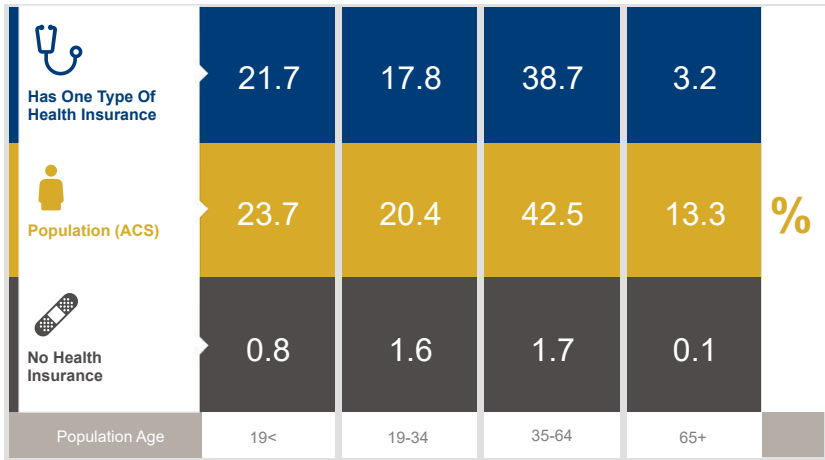
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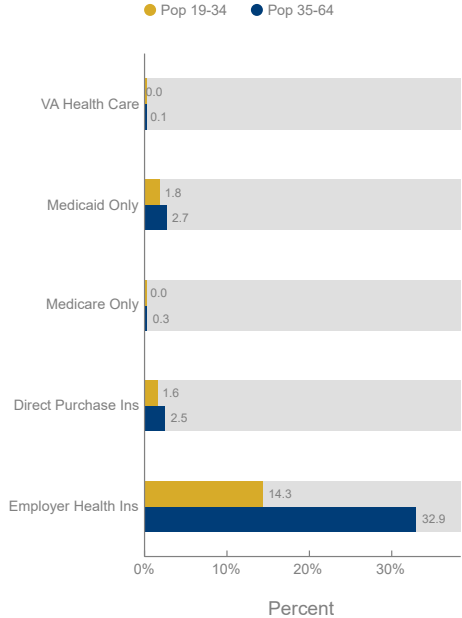
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$1,014.1
Physician Services	\$378.9
Dental Services	\$573.0
Eyecare Services	\$100.6
Lab Tests/X-rays	\$99.4
Hospital Room & Hospital Service	\$294.6
Convalescent/Nursing Home Care	\$47.8

*ACS: American Community Survey



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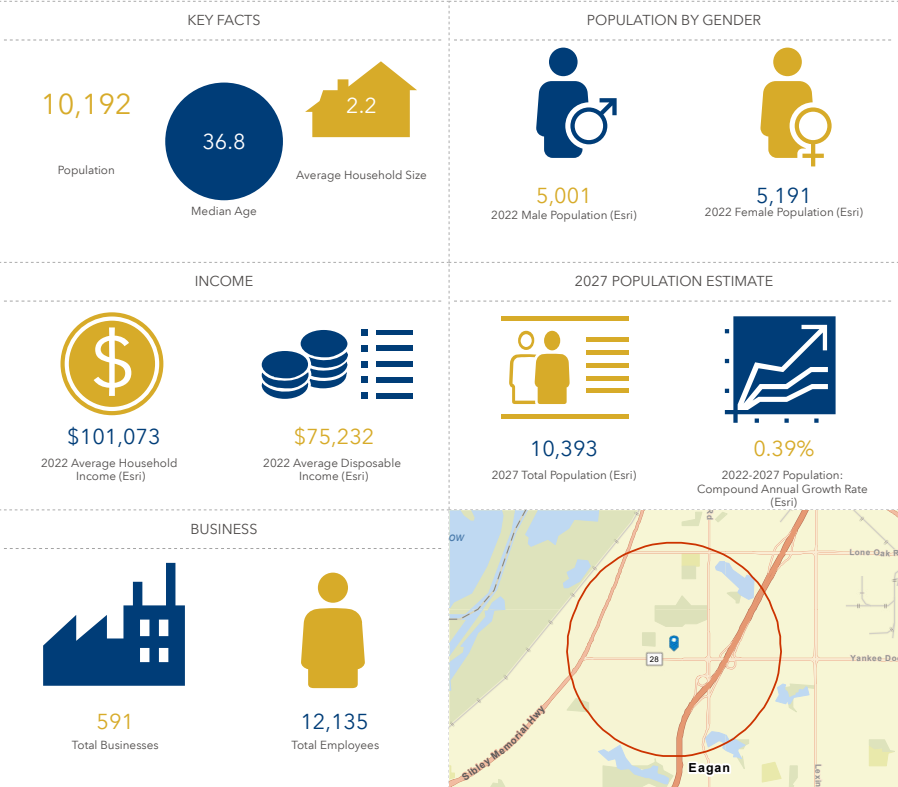
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The Eagan Market

Top Employers	# of Employees	Type
Thompson Reuters	6,000	Professional Services
Blue Cross Blue Shield MN	3,200	Insurance
US Postal Service	2,400	Government
UPS	1,400	Parcel Delivery
Ecolab	1,200	Professional Services
Prime Therapeutics	1,000	Insurance
Wells Fargo	700	Finance & Insurance
Coca-Cola Midwest	520	Manufacturing
City of Eagan	500	Government
Walmart	360	Retail Trade

Key Facts

1519 Central Pkwy, Saint Paul, Minnesota, 55121
5-Mile radius



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