

**Davis**

# Medical Space For Lease

Yankee Doodle Professional Building | Eagan, MN 55121



**Anne Madyun, CCIM**  
612.454.4172  
amadyun@davishre.com

**Nick Holien**  
612.454.4167  
nholien@davishre.com

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

**davishre.com**



# 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.

## T

### 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



### 2025 ESTIMATED POPULATION

1 mile: 10,075  
 3 miles: 48,971  
 5 miles: 137,619



### 2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$100,011  
 3 miles: \$123,249  
 5 miles: \$128,837

**Anne Madyun, cciM**  
 612.454.4172  
 amadyun@davishre.com

**Nick Holien**  
 612.454.4167  
 nholien@davishre.com

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



# Medical Space For Lease

1519 Central Parkway, Eagan, MN 55121

## Interior Photos



Anne Madyun, CCIM  
612.454.4172  
amadyun@davishre.com

Nick Holien  
612.454.4167  
nholien@davishre.com

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

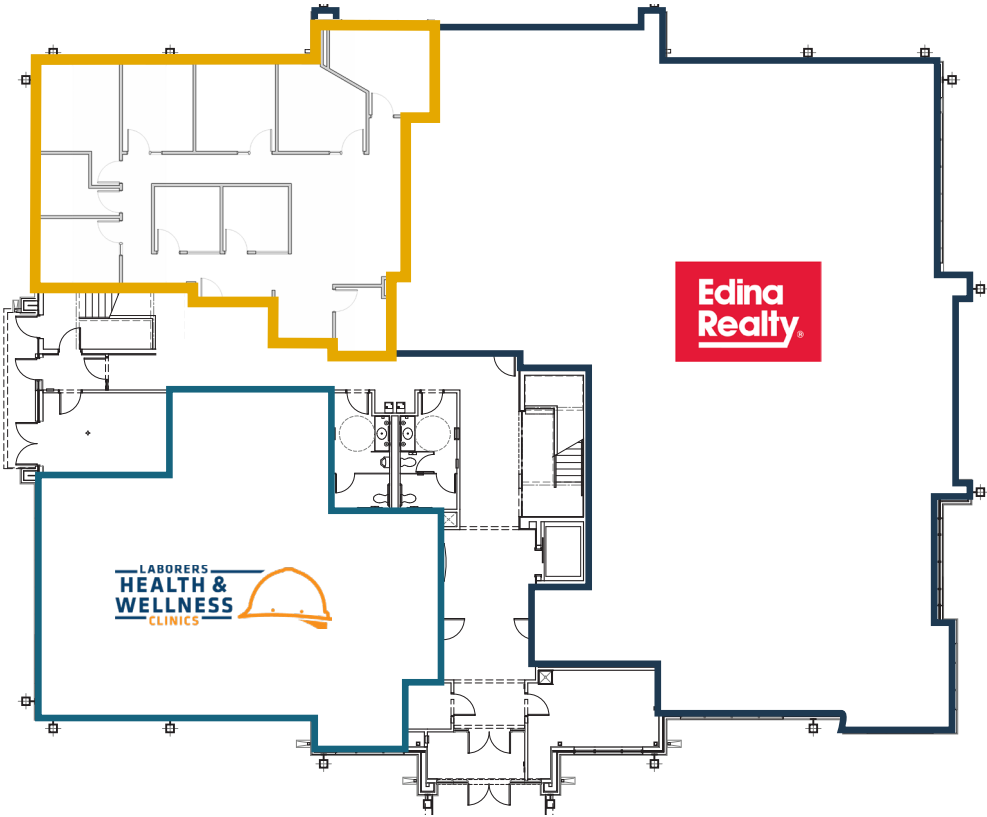


# Medical Space For Lease

1519 Central Parkway, Eagan, MN 55121

## Floor Plan

Suite 130  
2,099 RSF Available



Anne Madyun, CCIM  
612.454.4172  
amadyun@davishre.com

Nick Holien  
612.454.4167  
nholien@davishre.com

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



# Medical Space For Lease

1519 Central Parkway, Eagan, MN 55121

## Area Map



Anne Madyun, ccm  
612.454.4172  
amadyun@davishre.com

Nick Holien  
612.454.4167  
nholien@davishre.com

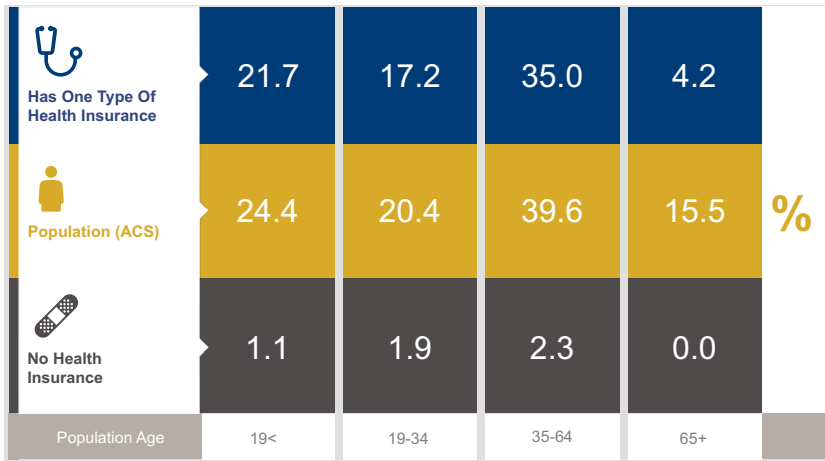
Jill Rasmussen, CCIM, SIOR  
612.341.3247  
jrasmussen@davishre.com



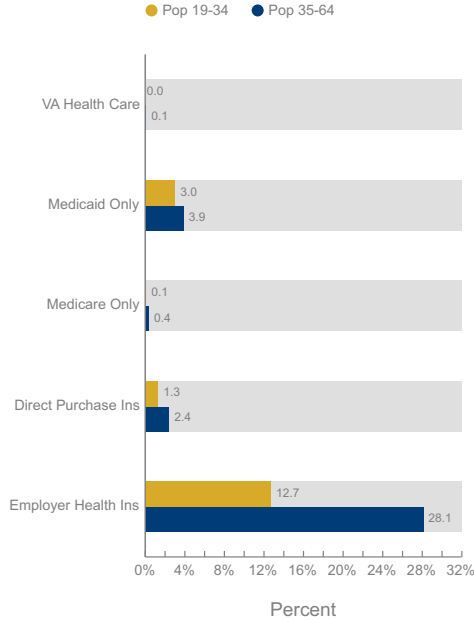
# Medical Space For Lease

1519 Central Parkway, Eagan, MN 55121

## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,153.8
Physician Services	\$346.7
Dental Services	\$573.9
Eyecare Services	\$103.6
Lab Tests/X-rays	\$97.2
Hospital Room & Hospital Service	\$301.8

\*ACS: American Community Survey



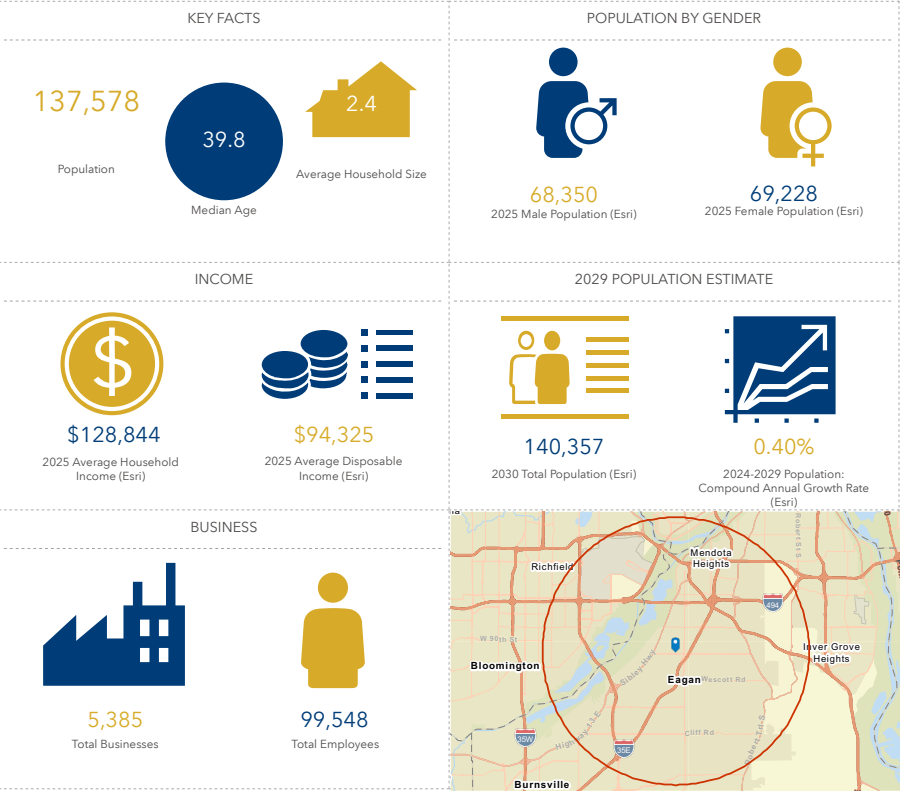
# Medical Space For Lease

1519 Central Parkway, Eagan, MN 55121

## 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



Anne Madyun, CCIM  
612.454.4172  
amadyun@davishre.com

Nick Holien  
612.454.4167  
nholien@davishre.com

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