



# Medical Space For Lease

8980 Hudson Blvd, Lake Elmo, MN 55042



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

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

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

**davishre.com**



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- Easily accessible space available, right off the main entry
- 2nd generation orthodontic clinic
- Close proximity to I-94 and I-494/694
- Monument and building signage opportunity
- Strong area demographics in a growing market
- Parking ratio of over 5/1000 providing ample parking

**Building Size:**

10,053 sq. ft.

**Space Available:**

2,117 sq. ft.

Net Rate:

\$ 21.50/sq. ft.

Operating Expenses:

\$ 6.44/sq. ft.

Taxes:

\$ 9.62/sq. ft.



**BUILDING TENANTS:**



**TRAFFIC COUNT**

106,905 vehicles on I-94 A.A.D.T.  
(average annual daily traffic)



**2024 ESTIMATED POPULATION**

1 mile: 5,626  
 3 miles: 59,868  
 5 miles: 154,195



**2024 ESTIMATED AVERAGE HOUSEHOLD INCOME**

1 mile: \$192,977  
 3 miles: \$143,992  
 5 miles: \$140,561

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## Floor Plans

1st Floor  
2,117 SF Available



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## Interior Photos



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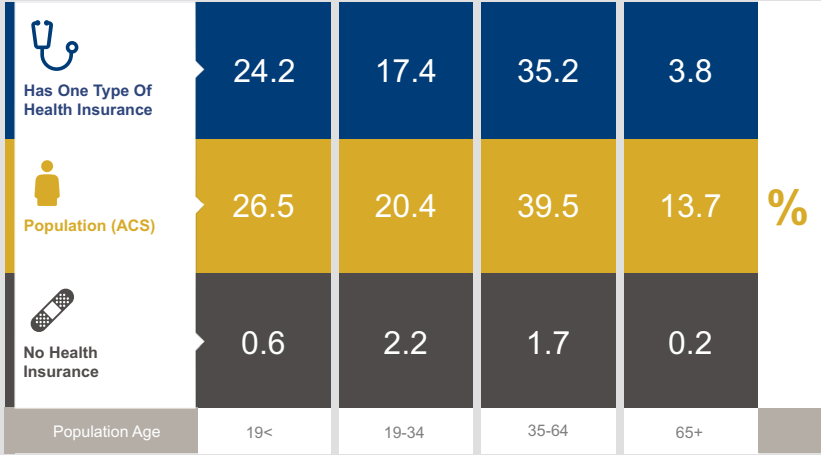
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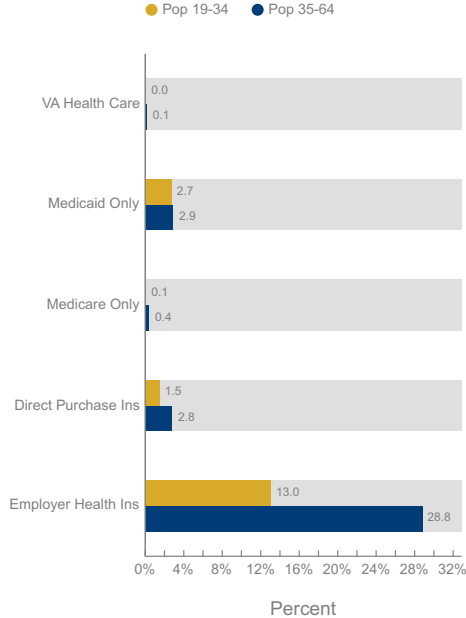
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,254.7
Physician Services	\$421.5
Dental Services	\$609.4
Eyecare Services	\$116.5
Lab Tests/X-rays	\$106.7
Hospital Room & Hospital Service	\$353.2

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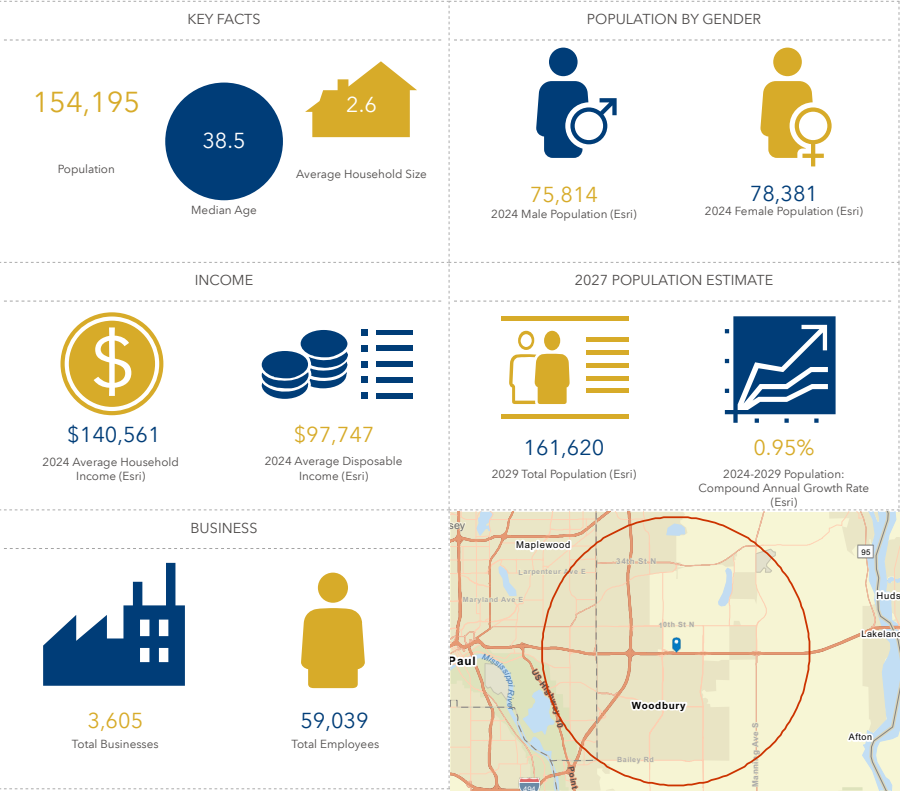
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## The Lake Elmo Market

Top Employers	# of Employees	Type
3M Company	11,000	Manufacturing
Anderson Corp	4,500	Manufacturing
ISD #622	1,830	Education
Woodwinds Health	1,500	Healthcare
ISD #834	1,162	Education
St. John's Hospital	973	Healthcare
Washington County	940	Government
Presbyterian Homes	500	Healthcare
Ecowater Systems, Inc.	440	Manufacturing
Bremer Bank	425	Finance

### Key Facts



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## Local Area View



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