



Medical Space For Lease

8980 Hudson Blvd, Lake Elmo, MN 55042



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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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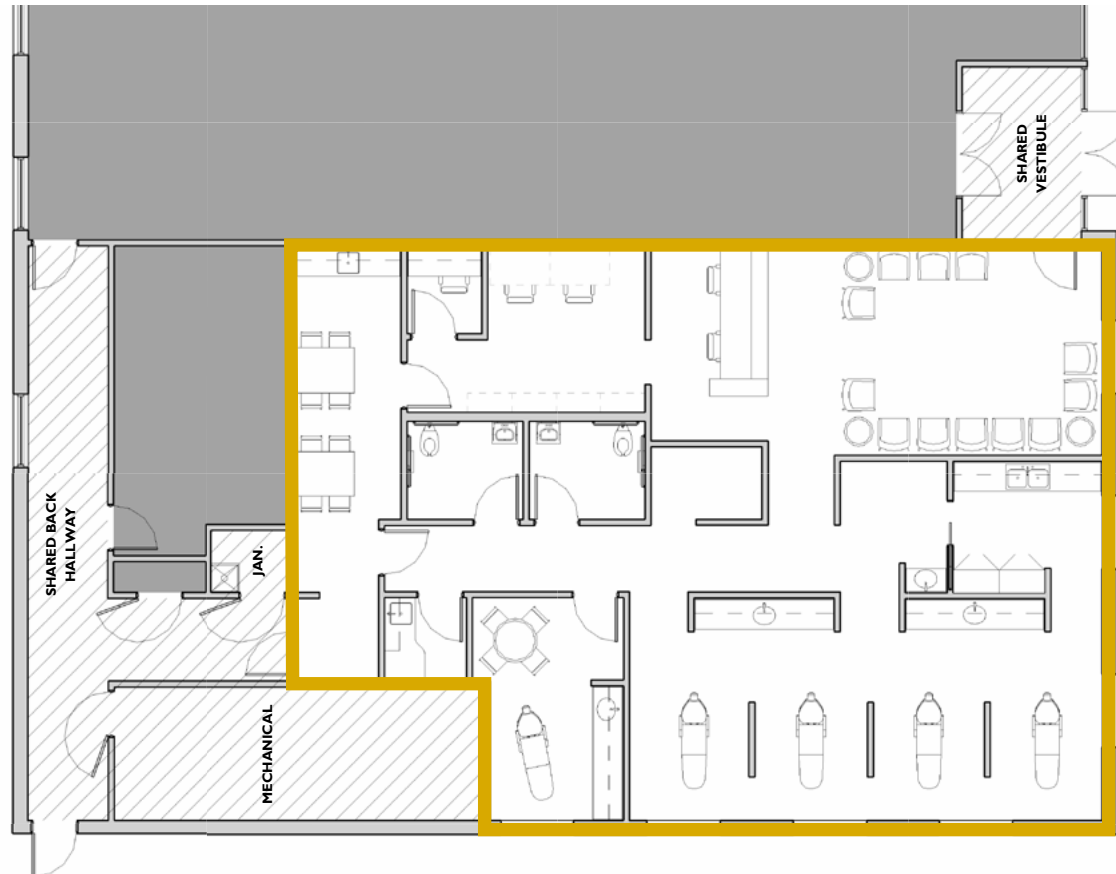


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Floor Plans

1st Floor
2,117 SF Available



Matterport
Tour

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Interior Photos



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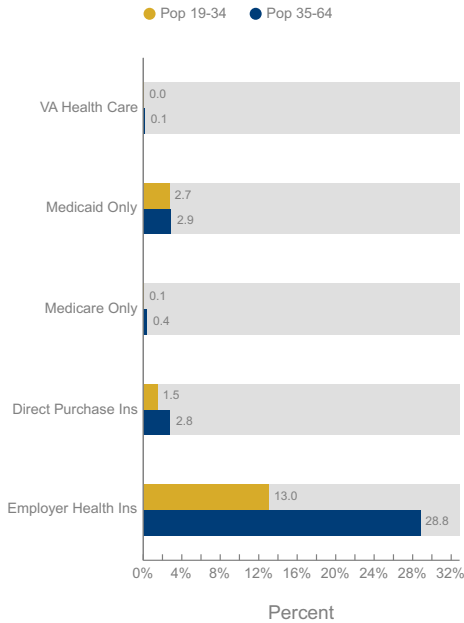
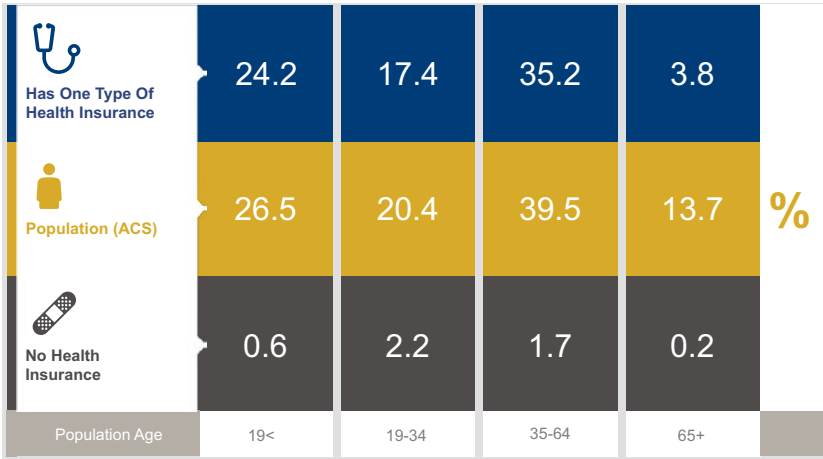


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Healthcare and Insurance Statistics

Health Insurance Coverage (ACS)

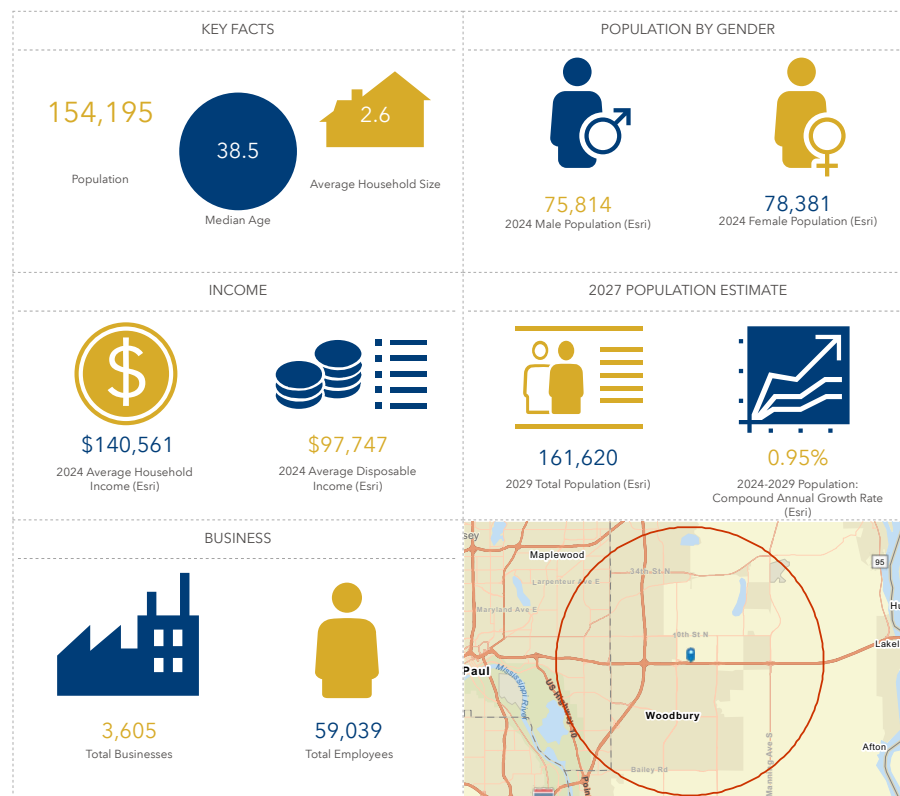


Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,254.7
Physician Services	\$421.5
Dental Services	\$609.4
Eyecare Services	\$116.5
Lab Tests/X-rays	\$106.7
Hospital Room & Hospital Service	\$353.2

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



Davis

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Local Area View



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