

Davis

Medical Space For Lease

Eagan Medical Center | Eagan, MN 55121

New Ownership!



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1185 Town Centre Dr, Eagan, MN 55123



- Common area updates planned!
- Built-out medical space available
- Superior building signage available
- Easy access to and from I-35E
- Underground tempered parking
- Free surface parking for patients, staff, and physicians
- Common area break and conference rooms

Building Size	Space Available
44,383 sq. ft.	1,440 - 10,294 sq. ft.
Net Rental Rate:	\$22.00/sq. ft.
Operating Expenses:	\$13.00/sq. ft.
Real Estate Taxes:	\$ 3.94/sq. ft.

T

BUILDING TENANTS

Tareen
Dermatology
MEDICAL | SURGICAL | COSMETIC

MNGI
DIGESTIVE HEALTH

spartz
VEIN CLINIC



TRAFFIC COUNT

24,000 vehicles on Yankee Doodle Rd
A.A.D.T. (Average annual daily traffic)
18,500 on Lexington Ave South



2024 ESTIMATED POPULATION

1 mile: 9,823
3 miles: 51,088
5 miles: 115,487



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$114,250
3 miles: \$144,574
5 miles: \$140,163

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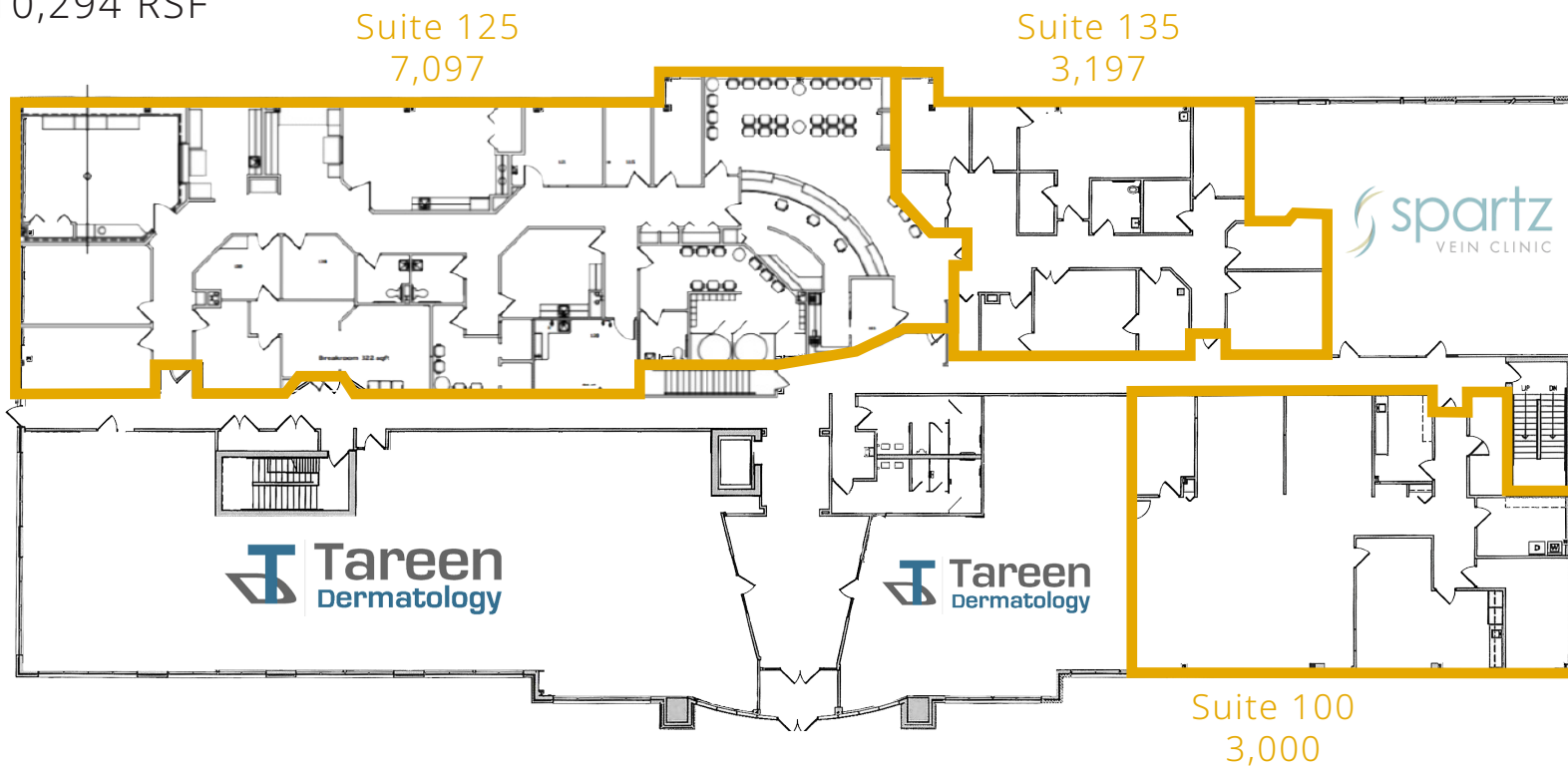
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Floor Plan

First Floor
3,000 - 10,294 RSF



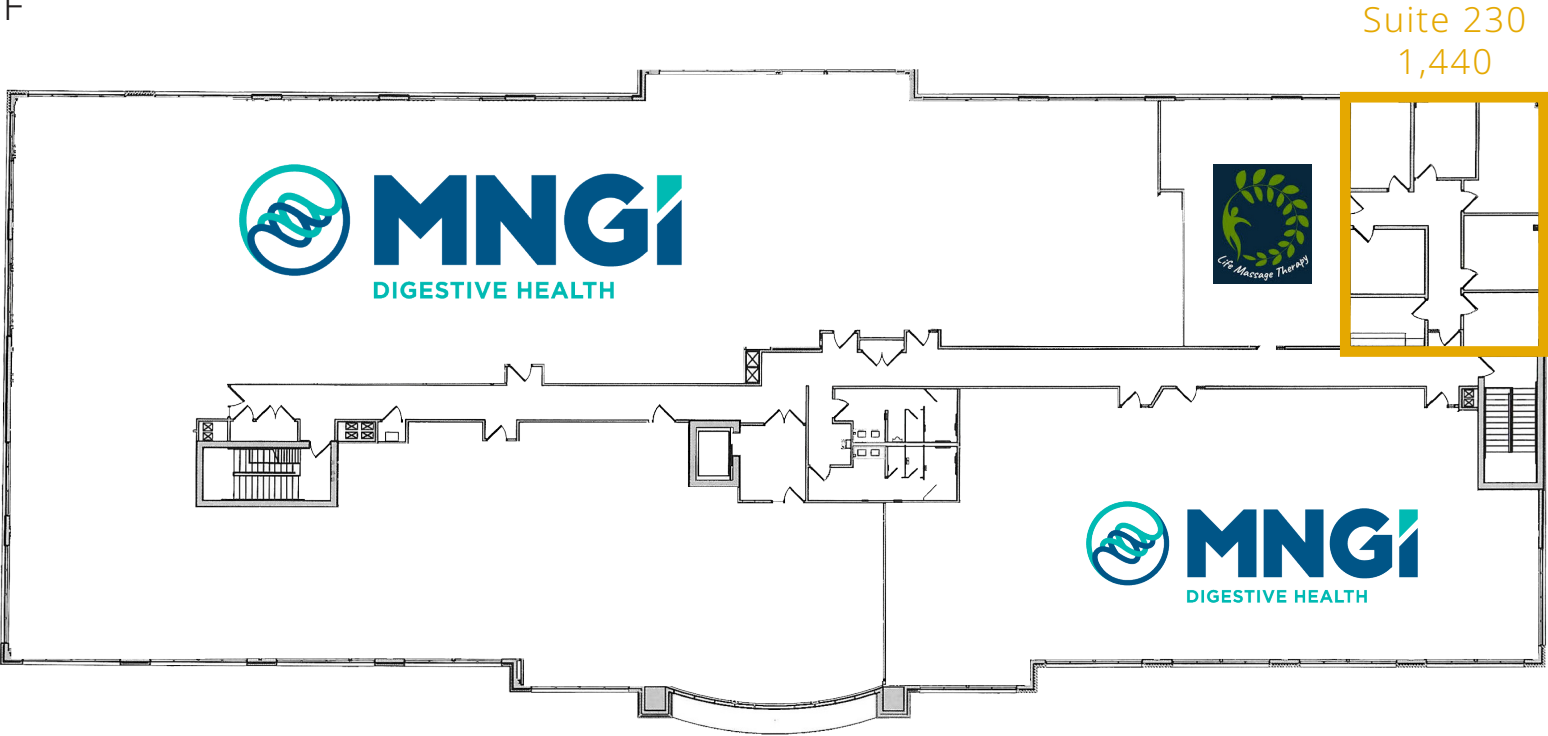


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Floor Plan

Second Floor
1,440 RSF



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Interior Photos



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Area Map



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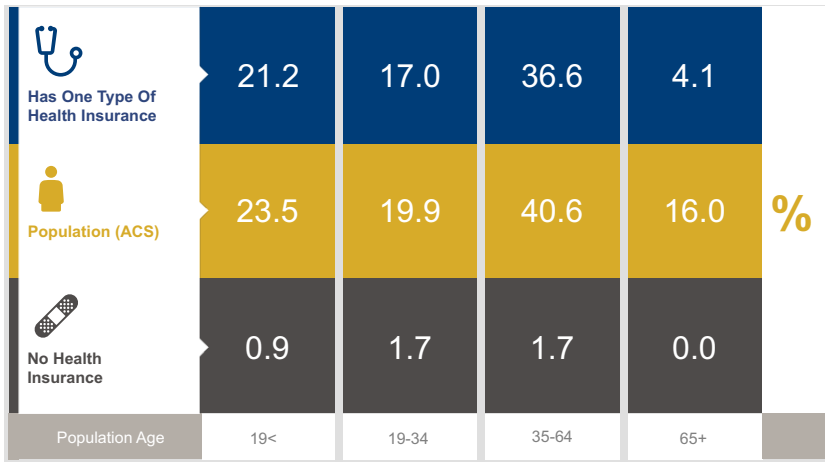
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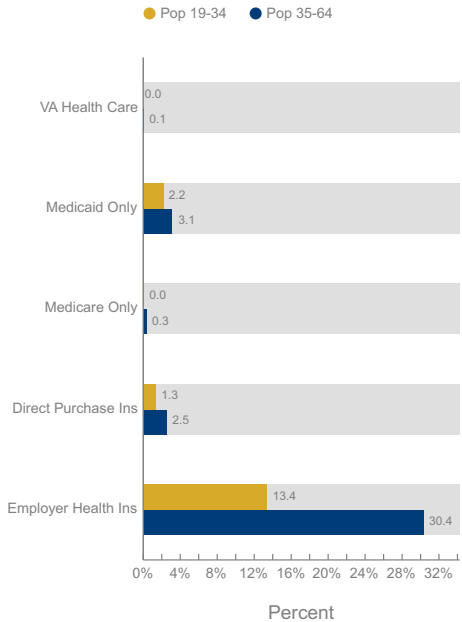
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,261.7
Physician Services	\$416.7
Dental Services	\$603.8
Eyecare Services	\$114.4
Lab Tests/X-rays	\$105.7
Hospital Room & Hospital Service	\$353.4

*ACS: American Community Survey

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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

