



# Medical Space For Lease

Crystal Medical Center | 5700 Bottineau Blvd, Crystal, MN 55429



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[davishre.com](http://davishre.com)

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- Dense area demographics
- Superior access and visibility
- Strong signage opportunities on County Road 81
- Free conference room available to tenants
- 5/1000 parking ratio allowing ample parking for patients, staff and physicians
- **Lease incentives available**

**Building Size:**  
44,865 sq. ft.

**Space Available:**  
5,274 sq. ft.

## T

### BUILDING TENANTS:



NORTHWEST FAMILY CLINICS



NovaCare REHABILITATION

NYSTROM & ASSOCIATES, LTD.



### TRAFFIC COUNT

19,700 vehicles on County Rd 81 A.A.D.T. (average annual daily traffic)



### 2025 ESTIMATED POPULATION

1 mile: 11,246  
 3 miles: 110,171  
 5 miles: 280,956



### 2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$96,721  
 3 miles: \$97,892  
 5 miles: \$109,955

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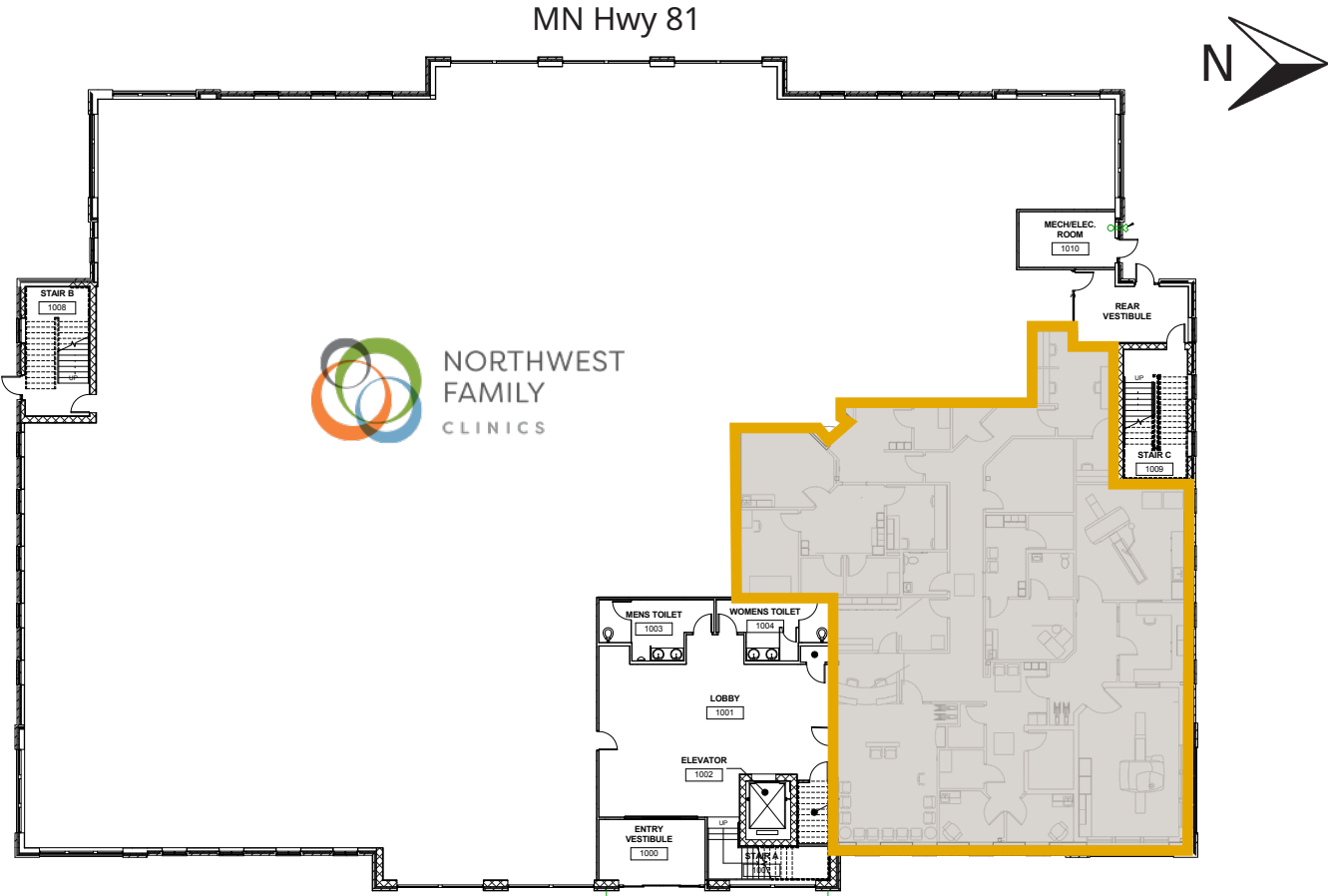


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## Floor Plans

1st Floor  
5,274 SF Available



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## Interior Photos



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## Local Retail View



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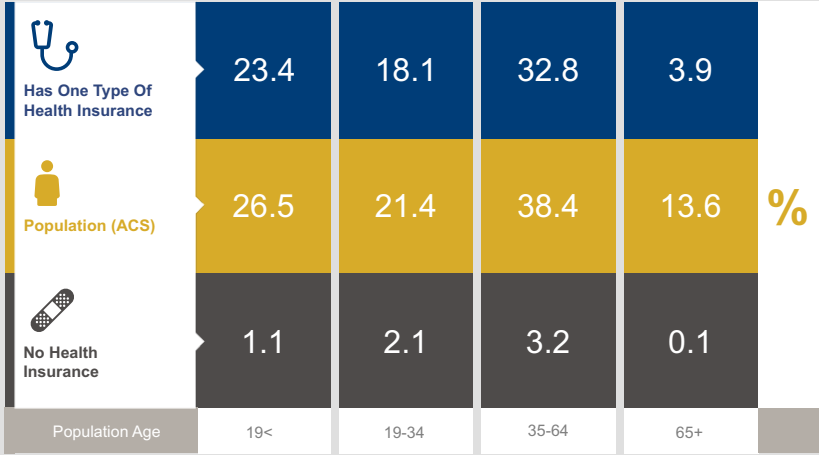
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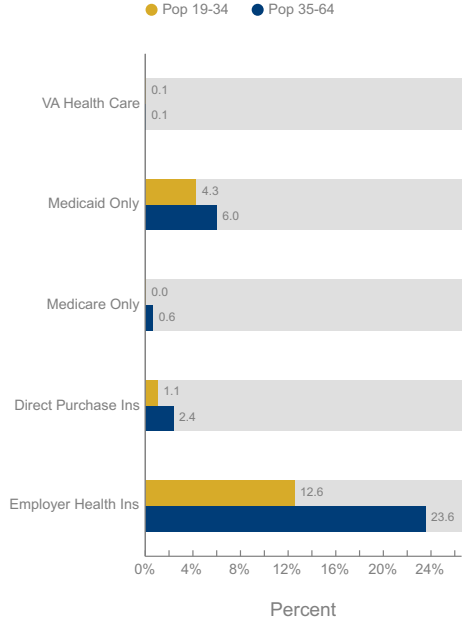
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,037.7
Physician Services	\$296.4
Dental Services	\$490.3
Eye care Services	\$89.5
Lab Tests/X-rays	\$83.7
Hospital Room & Hospital Service	\$258.8

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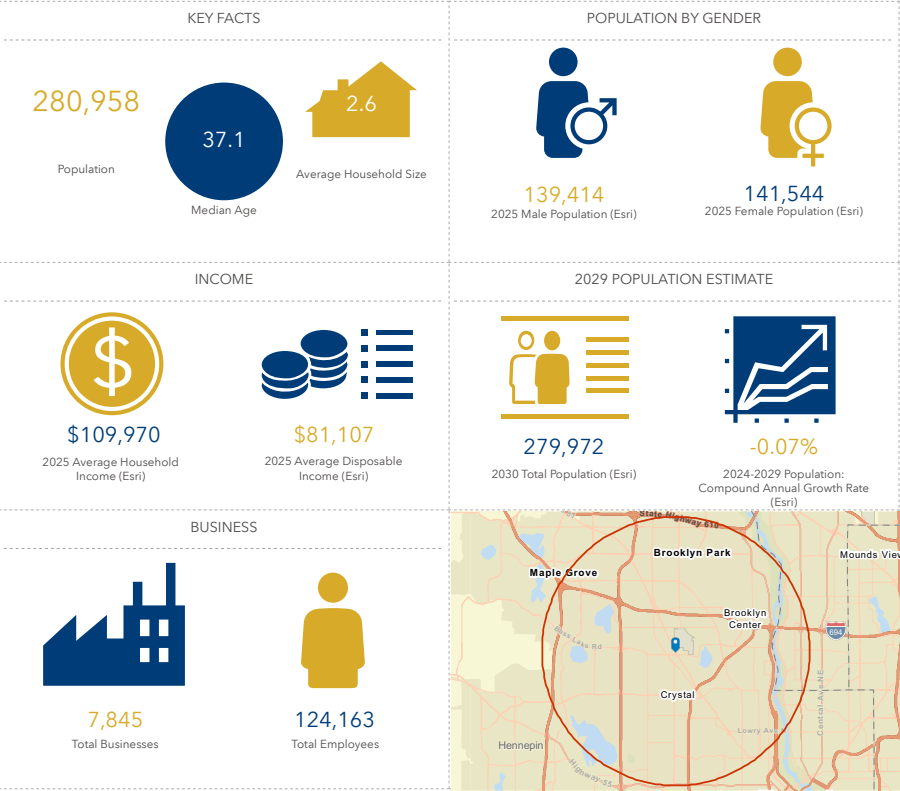
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## The Crystal Market

Top Employers	# of Employees	Type
Crystal Care Center	200	Healthcare
Target	185	Retail Trade
Cub Foods	156	Retail Trade
City of Crystal	101	Government
Kilmer Electric Co., Inc.	96	Manufacturing
Buffalo Wild Wings	65	Retail Trade
Crystal Super value	60	Retail Trade
McDonald's	44	Retail Trade
Minnesota Grinding	40	Manufacturing
Perkins	37	Retail Trade

### Key Facts



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