



Medical Space For Lease

Eagle Point Medical Building | 8515 Eagle Point Blvd, Lake Elmo, MN 55042



Anne Madyun, CCIM
612.454.4172
amadyun@davishre.com

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

davishre.com

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- One space remaining!
- Close proximity to I-94 and I-494/694
- Class A beautiful interior and exterior finishes
- Prominent signage opportunity
- Strong area demographics
- Parking ratio of 5/1000 providing ample parking for patients, staff, and physicians

Building Size:

29,791 sq. ft.

Space Available:

3,456 sq. ft.



BUILDING TENANTS:



**NORAN
NEUROLOGY**



TRAFFIC COUNT

13,100 vehicles on Inwood Ave N A.A.D.T.
(average annual daily traffic)



**2025 ESTIMATED
POPULATION**

1 mile:	4,020
3 miles:	57,289
5 miles:	170,650



**2025 ESTIMATED AVERAGE
HOUSEHOLD INCOME**

1 mile:	\$169,559
3 miles:	\$133,439
5 miles:	\$135,935

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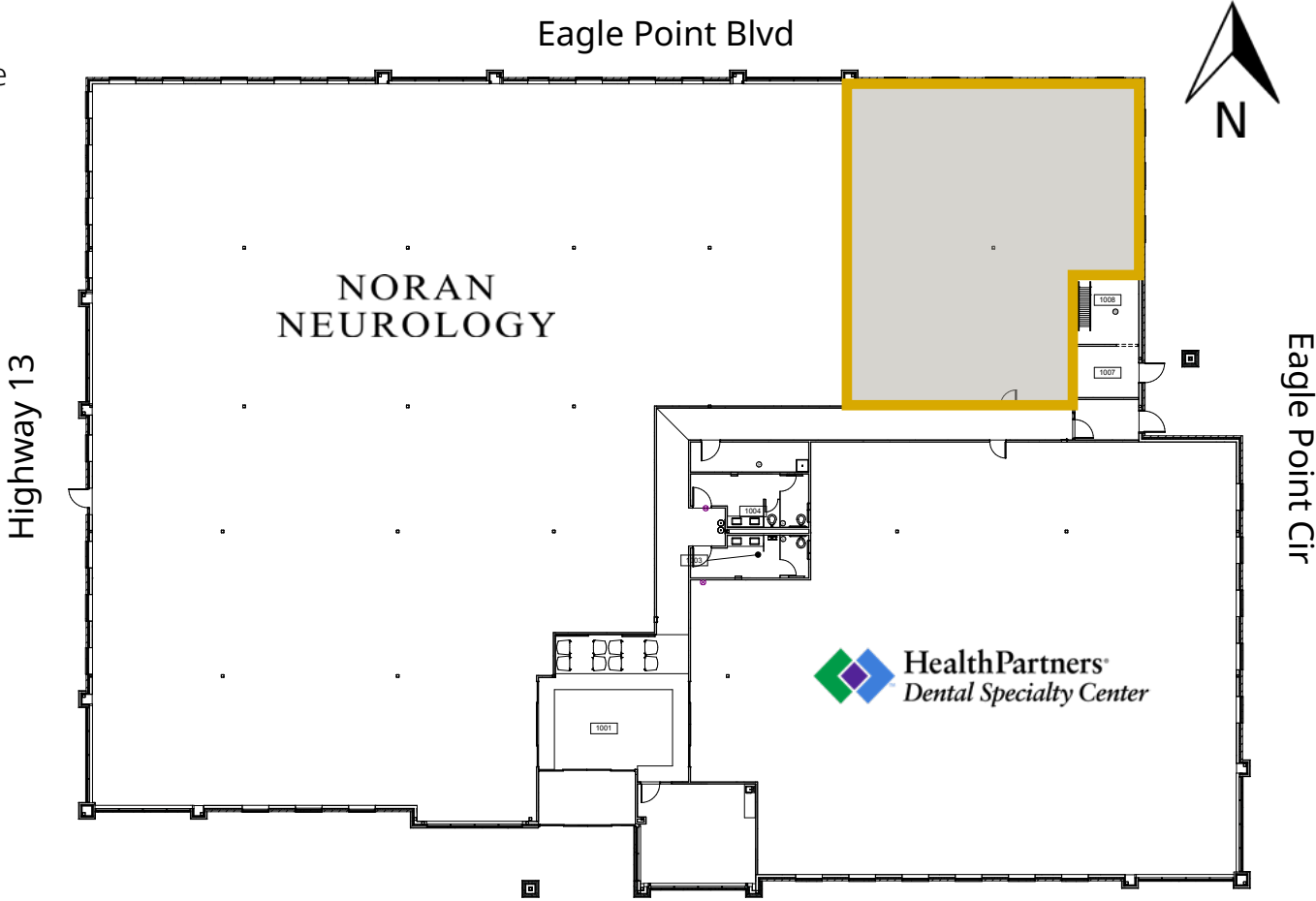


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Floor Plans

1st Floor
3,456 SF Available



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Interior Photos



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Local Area View



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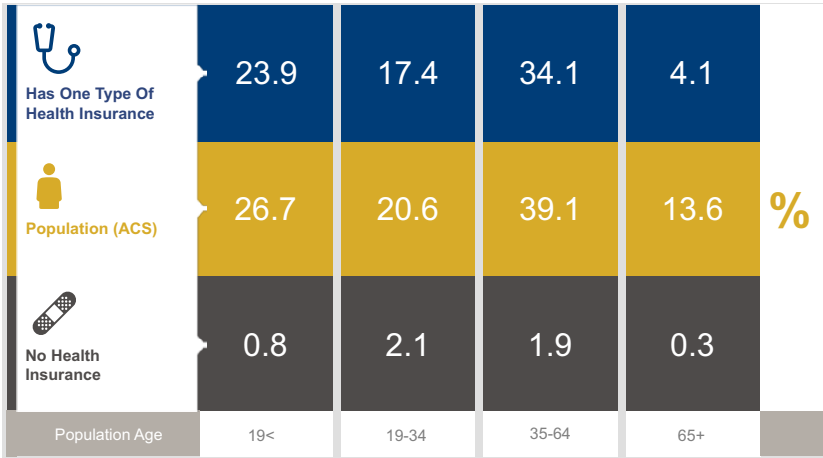




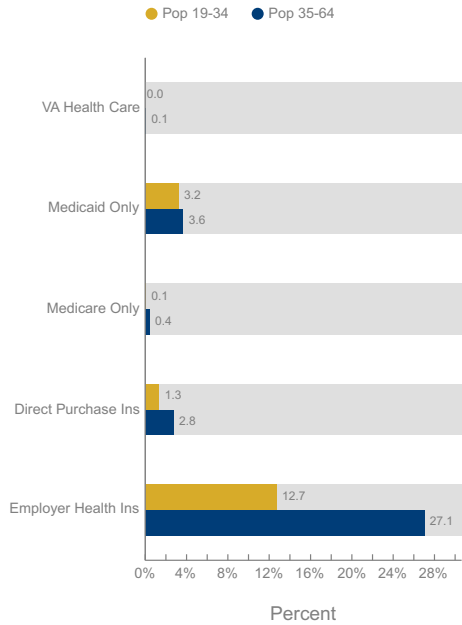
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,204.3
Physician Services	\$369.9
Dental Services	\$607.5
Eye care Services	\$110.9
Lab Tests/X-rays	\$103.3
Hospital Room & Hospital Service	\$321.5



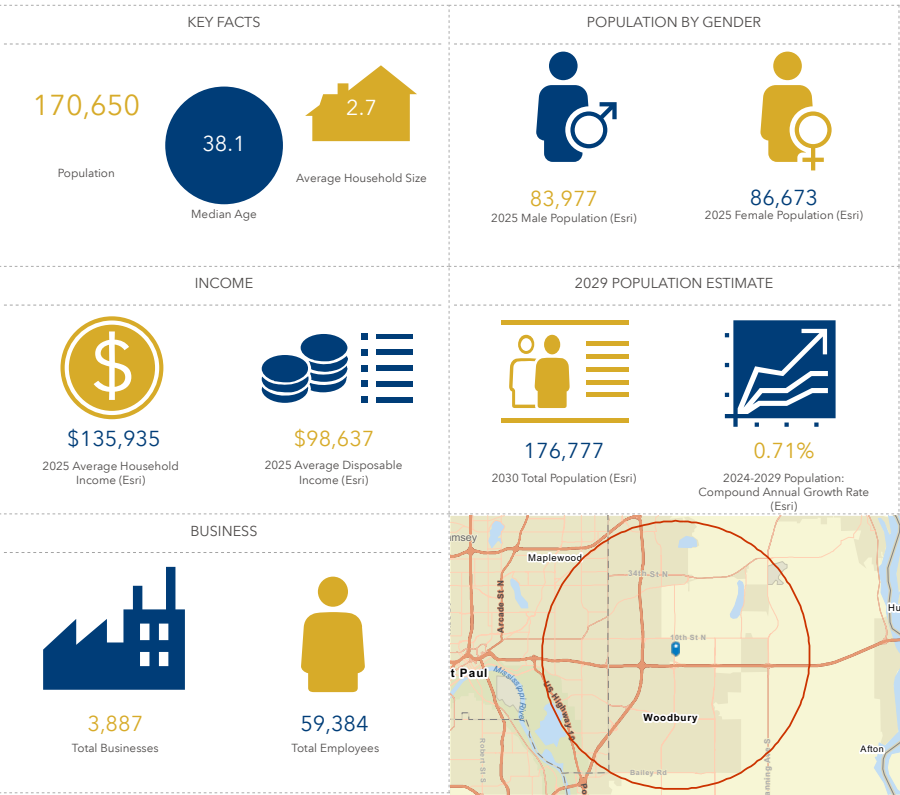
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The Lake Elmo Market

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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