



# Medical Space For Lease

11080 161st Street West, Lakeville, MN 55044



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# Davis

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- Proposed 1 story Class A medical building for lease
- Premier signage opportunity
- Easy access to and from I-35
- 5/1000 parking ratio
- Surrounded by new multi-family construction
- Competitive lease rates and improvement allowances for new construction

### Building Size:

12,000 sq. ft.

### Space Available:

12,000 sq. ft.

Net Rental Rate:

Negotiable

Operating Expenses:

\$ 9.00/sq. ft.

Real Estate Taxes:

\$ 4.00/sq. ft.



### NEARBY TENANTS:

NORAN  
NEUROLOGY

MIDWEST  
EAR, NOSE & THROAT SPECIALISTS

LAKEVILLE  
FOOT & ANKLE CLINIC



Skin Rx  
Med Spa



### TRAFFIC COUNT

85,000 vehicles on I-35 A.A.D.T.  
(average annual daily traffic)

9,300 vehicles on 162nd St W A.A.D.T.



### 2025 ESTIMATED POPULATION

1 mile: 6,936  
3 miles: 58,589  
5 miles: 175,140



### 2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$127,067  
3 miles: \$138,421  
5 miles: \$132,583

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### Site Plan



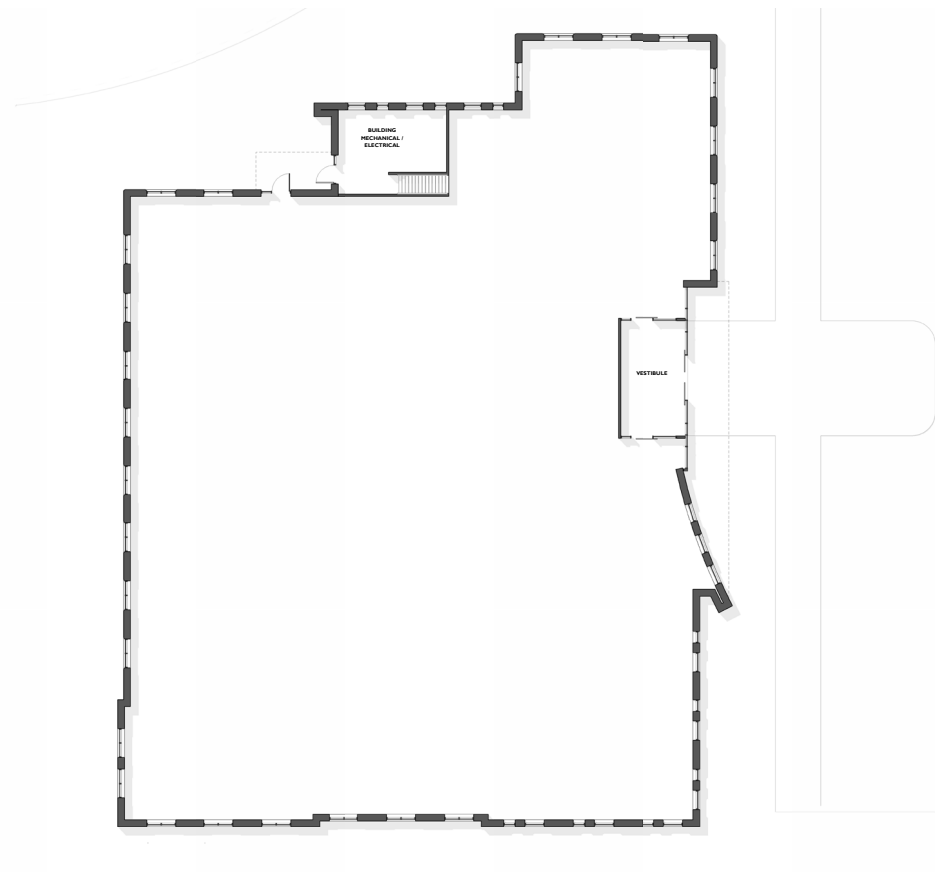


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## Floor Plan

Level 01  
12,000 RSF



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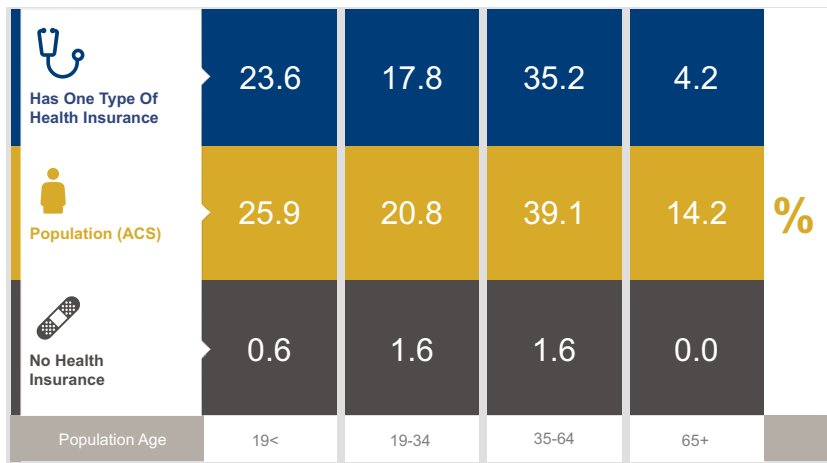
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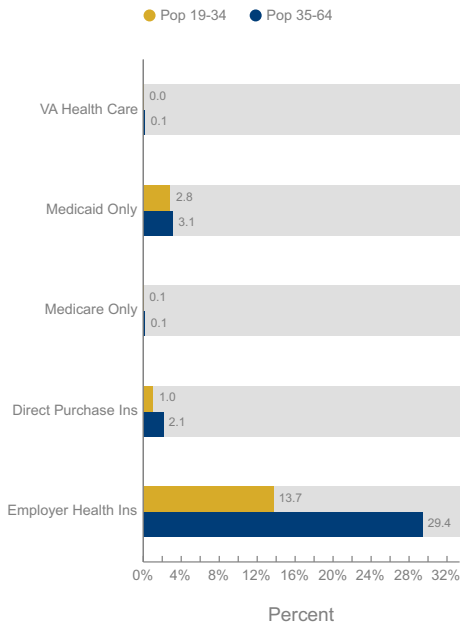
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,133.9
Physician Services	\$364.0
Dental Services	\$586.0
Eyecare Services	\$107.7
Lab Tests/X-rays	\$99.5
Hospital Room & Hospital Service	\$315.8

\*ACS: American Community Survey

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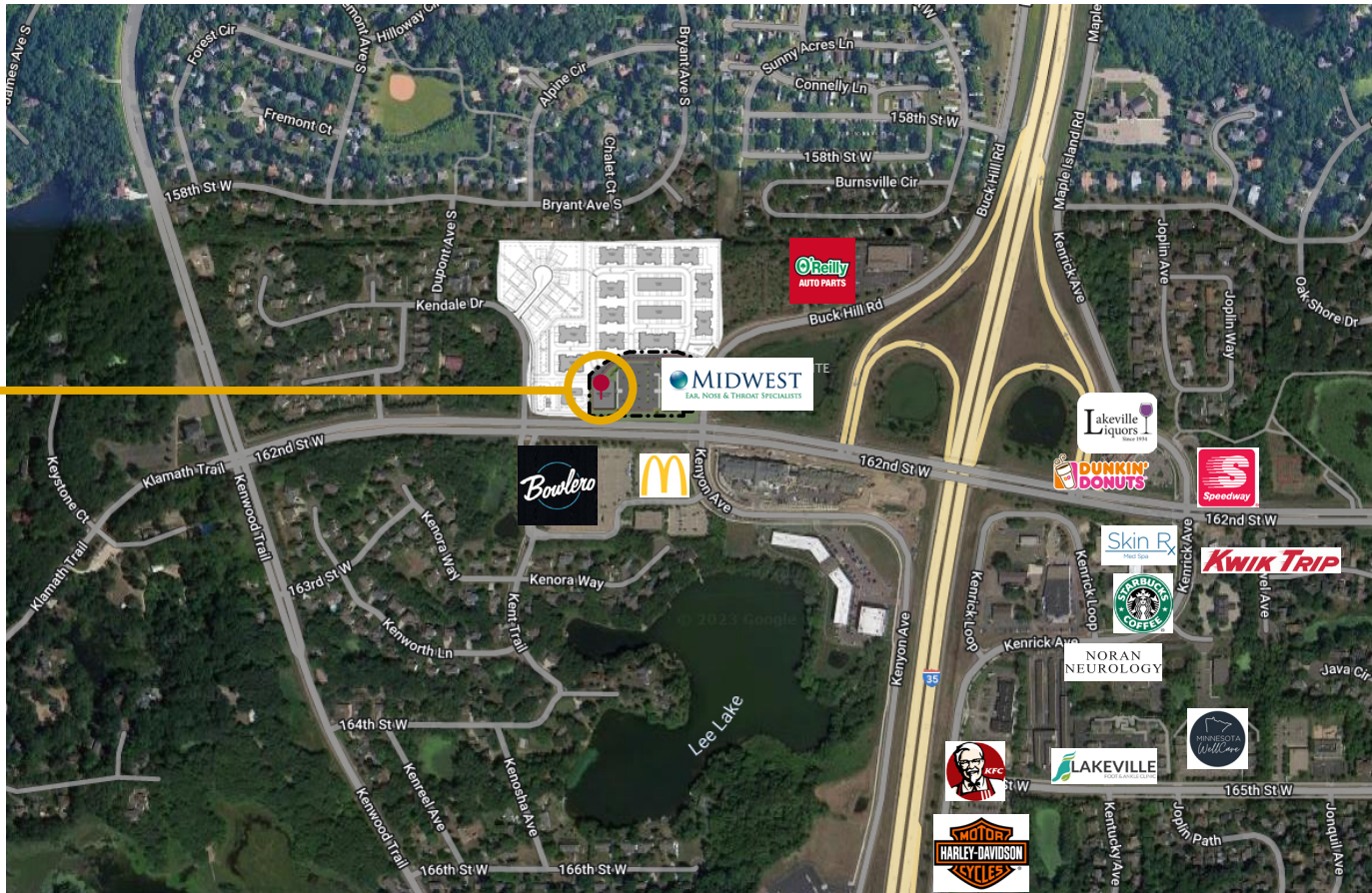
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### Aerial View

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## The Lakeville Market

Top Employers	# of Employees	Type
ISD #194	1,373	Educational Services
Hearthside Food Solutions	620	Manufacturing
TreeHouse Private Brands	540	Manufacturing
Post Consumer Brands	450	Manufacturing
Menasha Corps	406	Supply Chain
BTD Manufacturing	327	Manufacturing
Imperial Plastics	260	Manufacturing
Jeff Belzer's	233	Retail Trade
NPL Construction	212	Construction
FedEx Freight	206	Supply Chain
City of Lakeville	204	Government/Public

### Key Facts

