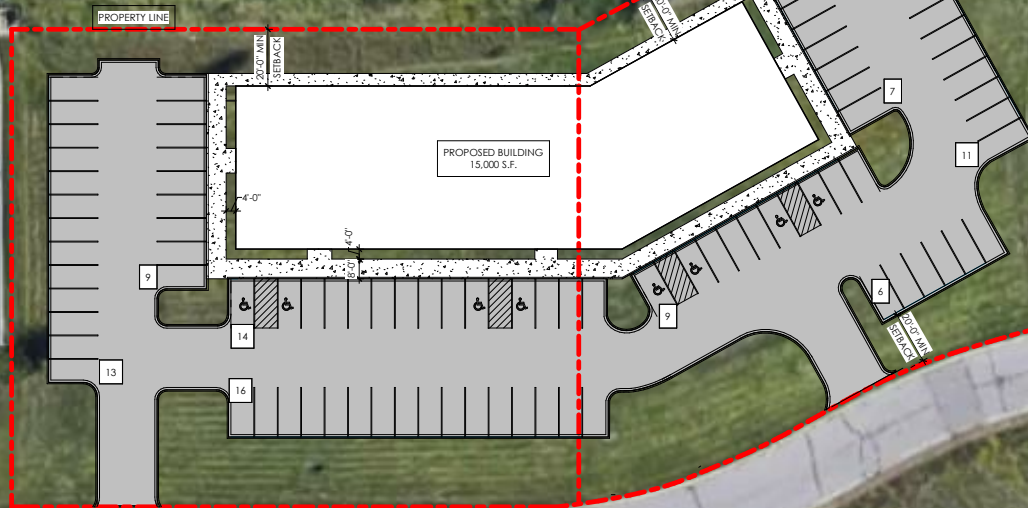




Accelerating success.



# Single Story Medical Office Building

## 500 Seville Drive | Jordan, MN

In collaboration with MSP Commercial & Southwest Eye

**Misty Bowe, ccim**  
 Senior Vice President  
 +1 952 897 7713  
 misty.bowe@colliers.com

**Brian Bruggeman ccim, sior**  
 Senior Vice President  
 +1 952 837 3079  
 brian.bruggeman@colliers.com

**Louis Suarez ccim, sior**  
 Senior Vice President  
 +1 952 837 3061  
 louis.suarez@colliers.com



# Property Profile



- Prime commercial site in the heart of fast growing Scott County!
- New medical office building planned for a 2024 start
- Easy access to Hwy 169 & 212
- Conveniently located near shopping & restaurants
- Located directly across the street from the new senior living facility, Brentwood Terrace

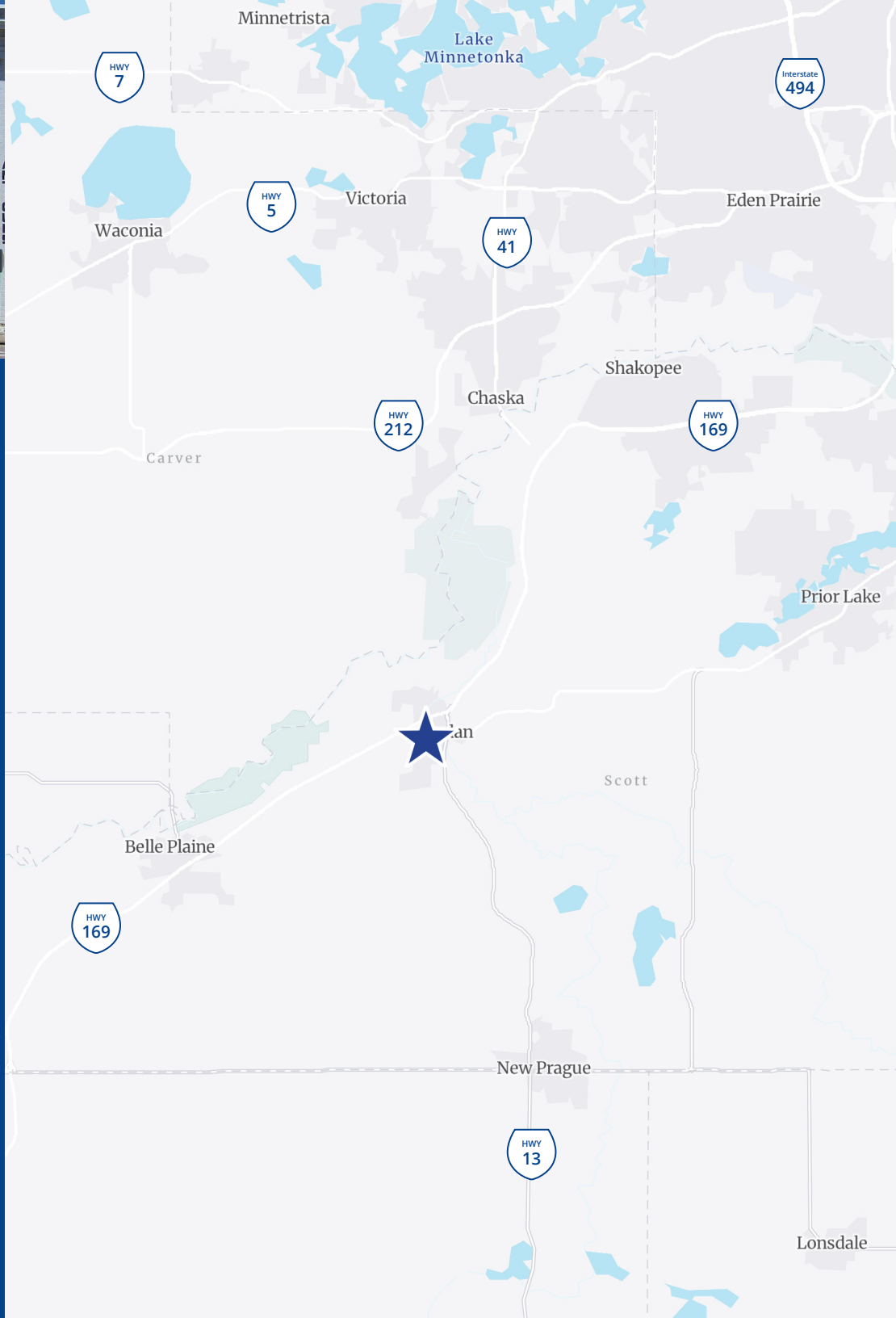
## Building Information

Address	500 Seville Drive, Jordan, MN 55352
Building Size	15,000 SF
Floors	One (1)
Rate	Negotiable
Space Available	12,000 SF

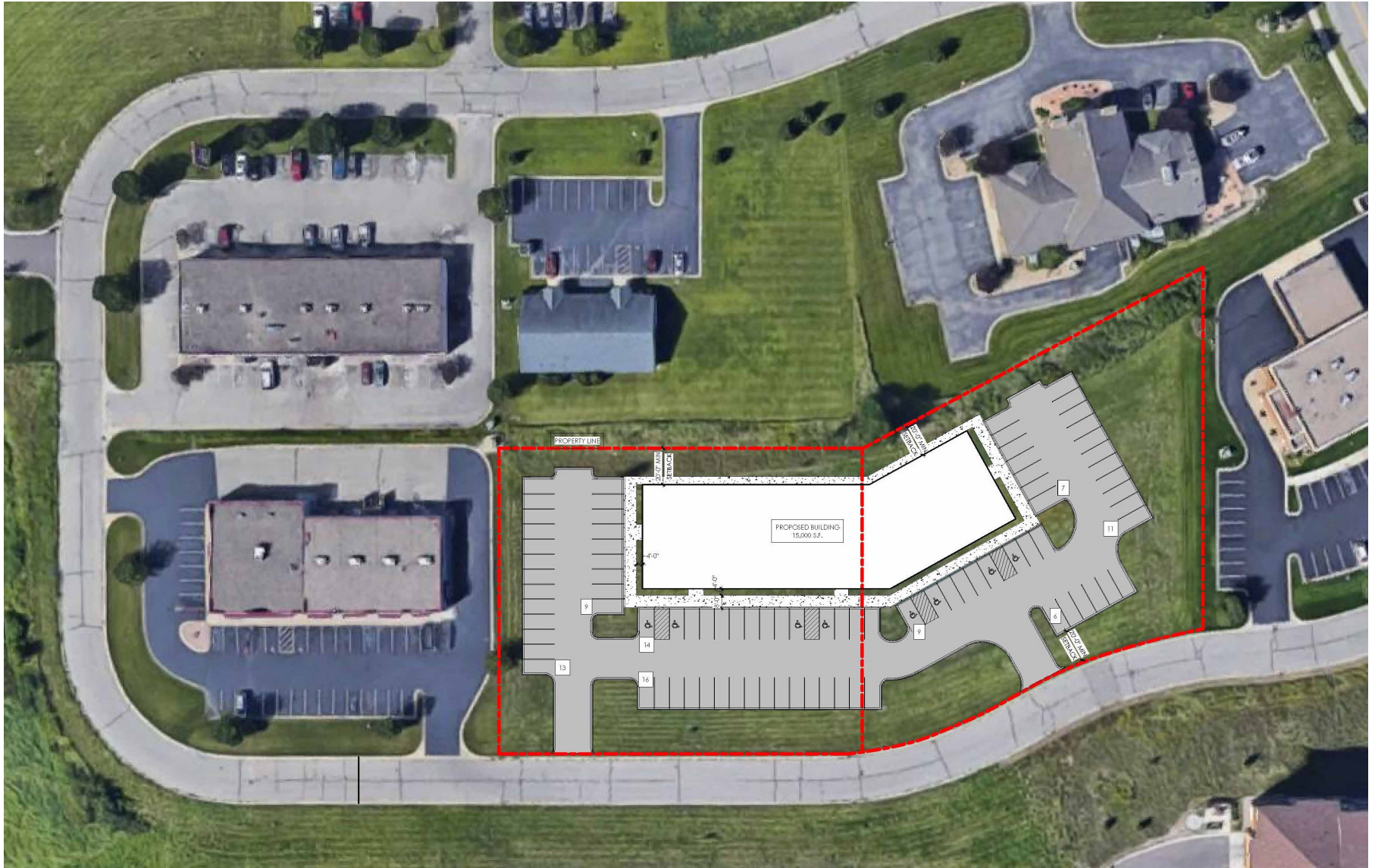


## Residential Growth: Jordan, Minnesota

- In the past 5 years, an average of 25 new single family homes starts per year within the last 3 years, averaging 31 per year.
- The City council approved the addition of another 32 residential lots to the city in Q1, and expect more to be added before year's end.
- In the past 5 years, a total of 257 new homes have been added. This number is inclusive of all housing types including multifamily housing such as the 59 unit CDA Brentwood Terrace Senior Apartments – which now has a waiting list just months after opening.
- The median single family home valuation in 2020 was \$309,000 (not inclusive of lot prices which could add \$60,000 – \$100,000 to the price of a new home depending on the lot).
- Jordan is within Scott County, one of just a couple Minnesota counties forecasted for not only positive growth, but the highest population growth through 2040.
- Jordan's proximity to the Twin Cities metro area and major transportation networks gives it strong access to area amenities, markets, etc.



# Site Plan



# Market Scenario Planner: Outpatient

Data and Analytics   Market Scenario Planner - Outpatient						
Service Line	2020 Volume	2025 Volume	2030 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)
Podiatry	431	624	852	44.7%	97.6%	7.67%
Pain Management	305	430	533	41.1%	74.9%	7.13%
Thoracic Surgery	15	21	26	41.0%	70.0%	7.11%
Spine	53	74	87	38.6%	63.5%	6.74%
Orthopedics	815	1,111	1,326	36.2%	62.6%	6.38%
Physical Therapy/Rehabilitation	6,978	9,334	10,727	33.8%	53.7%	5.99%
Vascular	447	592	739	32.5%	65.3%	5.80%
Ophthalmology	2,419	3,204	3,968	32.5%	64.1%	5.78%
Neurosurgery	25	33	38	29.1%	47.2%	5.24%
Dermatology	1,270	1,583	1,860	24.6%	46.5%	4.50%
Miscellaneous Services	6,002	7,438	8,069	23.9%	34.4%	4.38%
Neurology	503	621	712	23.5%	41.6%	4.31%
Endocrinology	58	71	79	23.1%	36.2%	4.24%
Pulmonology	412	504	568	22.4%	38.0%	4.12%
Cardiology	2,723	3,310	3,875	21.6%	42.3%	3.98%
Nephrology	152	184	222	21.2%	46.0%	3.92%
Lab	12,269	14,796	17,306	20.6%	41.0%	3.82%
Urology	289	348	415	20.3%	43.7%	3.77%
ENT	963	1,140	1,223	18.4%	27.0%	3.44%
Gastroenterology	703	815	919	16.0%	30.8%	3.01%
Cosmetic Procedures	227	261	300	15.4%	32.2%	2.91%
Evaluation and Management	29,549	33,809	38,166	14.4%	29.2%	2.73%
Radiology	8,444	9,635	10,908	14.1%	29.2%	2.67%
General Surgery	174	195	218	12.4%	25.5%	2.37%
Oncology	454	506	573	11.4%	26.0%	2.18%
Gynecology	259	283	299	9.4%	15.6%	1.82%
Psychiatry	3,757	4,095	4,514	9.0%	20.1%	1.73%
Trauma	228	232	246	1.5%	7.8%	0.31%
Obstetrics	109	105	115	-3.5%	5.6%	-0.72%

**Source:** The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

# Health Care & Insurance

## Health Care & Insurance

500 Seville Dr, Jordan, Minnesota, 55352, 5 mile radius

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.  
Learn more about this data: <https://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>



## Health care expenditure

\$ **\$5,636**  
Annual health insurance expenditures

**\$2,922**  
Medical care

Health care (consumer spending)	Annual expenditure
Blue Cross/Blue Shield	\$1,573.0
Medicare payments	\$954.2
Physician services	\$376.5
Dental services	\$562.3
Eyecare services	\$98.3
Lab tests/x-rays	\$100.5
Hospital room & hospital service	\$311.7
Convalescent/nursing home care	\$37.5

**Medicare population 65+**

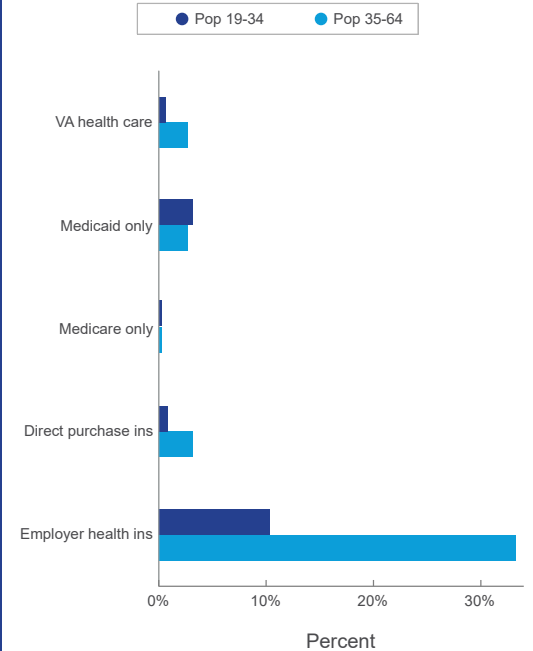
**131**  
Medicare only

**368**  
Direct-purch & medicare

**92**  
Employer & medicare

**3**  
Medicare & medicaid

## Health insurance coverage (ACS)



## Population



**9,124**

Civilian noninstitutionalized population (ACS)

## Exercise (percent of adults)



**43.3%**

Exercise at home 2+ times per week



**15.7%**

Exercise at club 2+ times per week

## Households



Total households (ACS)

**3,012**



# Population, Income & Housing Trend

Population Trend				Median Household Income		Average Household Income		Per Capita Income																																												
6,747	8,403	10,117	10,714	\$97,400	\$110,636	126,588	149,555	\$43,772	\$51,595																																											
2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population	Current Median HH Income	5 Yr Projected Median HH Income	Current Average HH Income	5 Yr Projected Avg HH Income	Current Per Capita Income	5 Year Projected Per Capita Income																																											
<b>2010 Age Pyramid</b> The largest group: <b>2010 Males Age 5-9 (U.S. Census)</b> The smallest group: <b>2010 Males Age 85+ (U.S. Census)</b> Dots show comparison to 27019 (Carver County)		<b>2025 Age Pyramid</b> The largest group: <b>2027 Male Population Age 10-14 (Esri)</b> The smallest group: <b>2027 Male Population Age 85+ (Esri)</b> Dots show comparison to 27019 (Carver County)		<b>Current HH By Income</b> Dots show comparison to 27019 (Carver County)		<b>5 Yr Projected HH By Income</b> Dots show comparison to 27019 (Carver County)		<b>Current Housing By Ownership</b> 76.6% Owner Occupied HUs, 23.4% Renter Occupied HUs																																												
<b>Race and Ethnicity</b> The largest group: White Alone (86.28) The smallest group: Pacific Islander Alone (0.10)		<b>Current Year Population By Race</b>		<b>Tapestry Segments</b>		<b>Current Year Housing Stats</b>																																														
<table border="1"> <thead> <tr> <th>Indicator</th> <th>Value</th> <th>Difference</th> </tr> </thead> <tbody> <tr> <td>White Alone</td> <td>86.28</td> <td>+0.22</td> </tr> <tr> <td>Black Alone</td> <td>1.69</td> <td>-0.42</td> </tr> <tr> <td>American Indian/Alaska Native Alone</td> <td>0.81</td> <td>+0.53</td> </tr> <tr> <td>Asian Alone</td> <td>1.22</td> <td>-2.23</td> </tr> <tr> <td>Pacific Islander Alone</td> <td>0.10</td> <td>+0.08</td> </tr> <tr> <td>Other Race</td> <td>3.92</td> <td>+1.54</td> </tr> <tr> <td>Two or More Races</td> <td>5.98</td> <td>+0.27</td> </tr> <tr> <td>Hispanic Origin (Any Race)</td> <td>7.25</td> <td>+2.21</td> </tr> </tbody> </table> Bars show deviation from 27019 (Carver County)		Indicator	Value	Difference	White Alone	86.28	+0.22	Black Alone	1.69	-0.42	American Indian/Alaska Native Alone	0.81	+0.53	Asian Alone	1.22	-2.23	Pacific Islander Alone	0.10	+0.08	Other Race	3.92	+1.54	Two or More Races	5.98	+0.27	Hispanic Origin (Any Race)	7.25	+2.21			<table border="1"> <tbody> <tr> <td><b>7A</b> Up and Coming Families</td> <td>34.3% of Households</td> </tr> <tr> <td>1,202 households</td> <td></td> </tr> <tr> <td><b>4C</b> Middleburg</td> <td>33.0% of Households</td> </tr> <tr> <td>1,159 households</td> <td></td> </tr> <tr> <td><b>1D</b> Savvy Suburbanites</td> <td>13.3% of Households</td> </tr> <tr> <td>466 households</td> <td></td> </tr> </tbody> </table>		<b>7A</b> Up and Coming Families	34.3% of Households	1,202 households		<b>4C</b> Middleburg	33.0% of Households	1,159 households		<b>1D</b> Savvy Suburbanites	13.3% of Households	466 households		<table border="1"> <tbody> <tr> <td>Median Home Value</td> <td>\$358,534</td> </tr> <tr> <td>Median Contract Rent</td> <td>\$967</td> </tr> <tr> <td>% of Income for Mortgage</td> <td>19.4%</td> </tr> </tbody> </table>		Median Home Value	\$358,534	Median Contract Rent	\$967	% of Income for Mortgage	19.4%
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\$7,226 Food at Home		\$5,158 Food Away from Home																																																		

# Property Aerial



## Contact Us

### Misty Bowe CCIM

Senior Vice President  
+1 952 897 7713  
misty.bowe@colliers.com

### Brian Bruggeman CCIM, SIOR

Senior Vice President  
+1 952 837 3079  
brian.bruggeman@colliers.com

### Louis Suarez CCIM, SIOR

Senior Vice President  
+1 952 837 3061  
louis.suarez@colliers.com



1600 Utica Avenue South  
Suite 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700

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