



Medical Space For Lease

CityPlace Medical | Woodbury, MN 55125



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Medical Space For Lease

237 Radio Drive, Woodbury, MN 55125



- 2nd generation fully built-out dental/oral surgery suite
- Superior access and visibility off of Interstate 94
- Convenient patient parking and covered drop off area
- CityPlace Park with walking trails throughout
- Adjacent to Whole Foods
- Surrounded by retail, hotels, and housing

Building Size	Space Available
50,607 sq. ft.	1,728 - 4,897 sq. ft.
Net Rental Rate:	Negotiable
Operating Expenses:	\$15.23/sq. ft.
Real Estate Taxes:	\$11.08/sq. ft.

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TENANTS:



TRAFFIC COUNT

36,500 vehicles on Radio Drive A.A.D.T.
(average annual daily traffic)
13,800 vehicles on Hudson Road
105,000 vehicles on I-94



2025 ESTIMATED POPULATION

1 mile: 6,758
3 miles: 65,848
5 miles: 162,809



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$143,795
3 miles: \$136,540
5 miles: \$138,993

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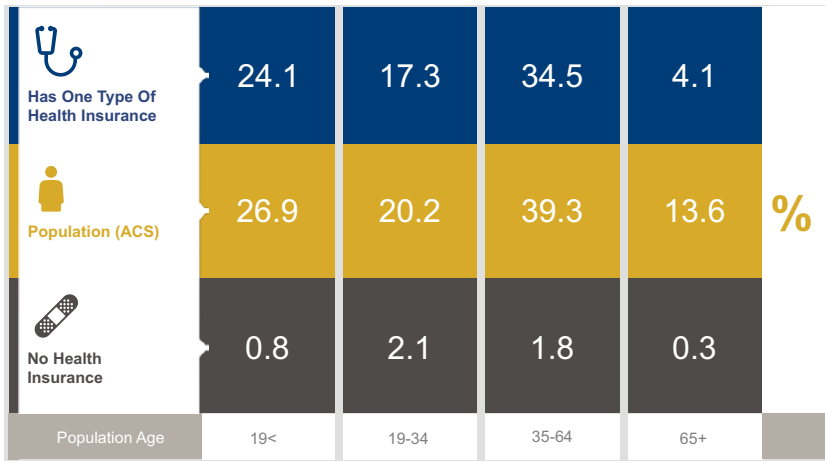
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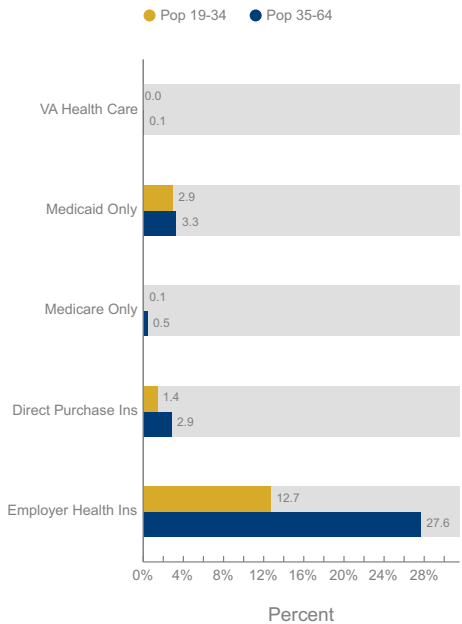
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,219.3
Physician Services	\$379.0
Dental Services	\$619.3
Eyecare Services	\$113.3
Lab Tests/X-rays	\$105.3
Hospital Room & Hospital Service	\$329.1

*ACS: American Community Survey

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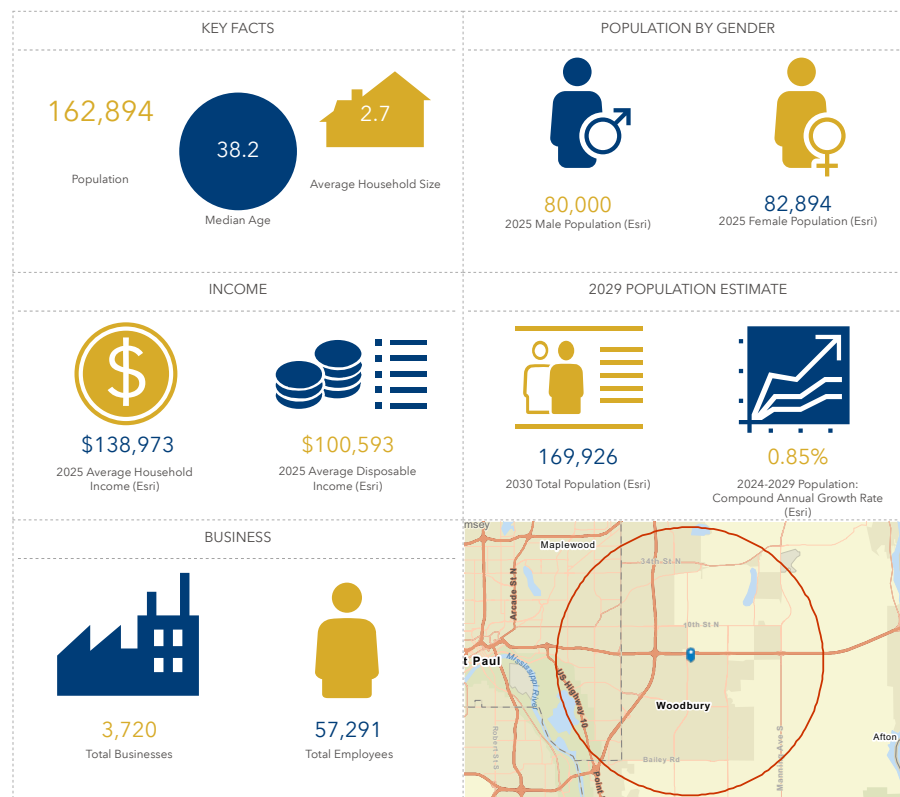
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The Woodbury Market

Top Employers	# of Employees	Type
Washington County Schools	1,207	Government/Public
MHealth Fairview	860	Healthcare
Summit Orthopedics	604	Healthcare
Walmart	333	Retail trade
Assurant	315	Insurance
Jerry's Enterprises	305	Wholesale Trade
Target	288	Retail Trade
Woodbury Senior Living	261	Healthcare
City of Woodbury	251	Government/Public
HealthPartners	216	Healthcare

Key Facts



Davis

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