

# 8565 Eagle Point Circle

Lake Elmo, MN 55042

20,462 Available SF



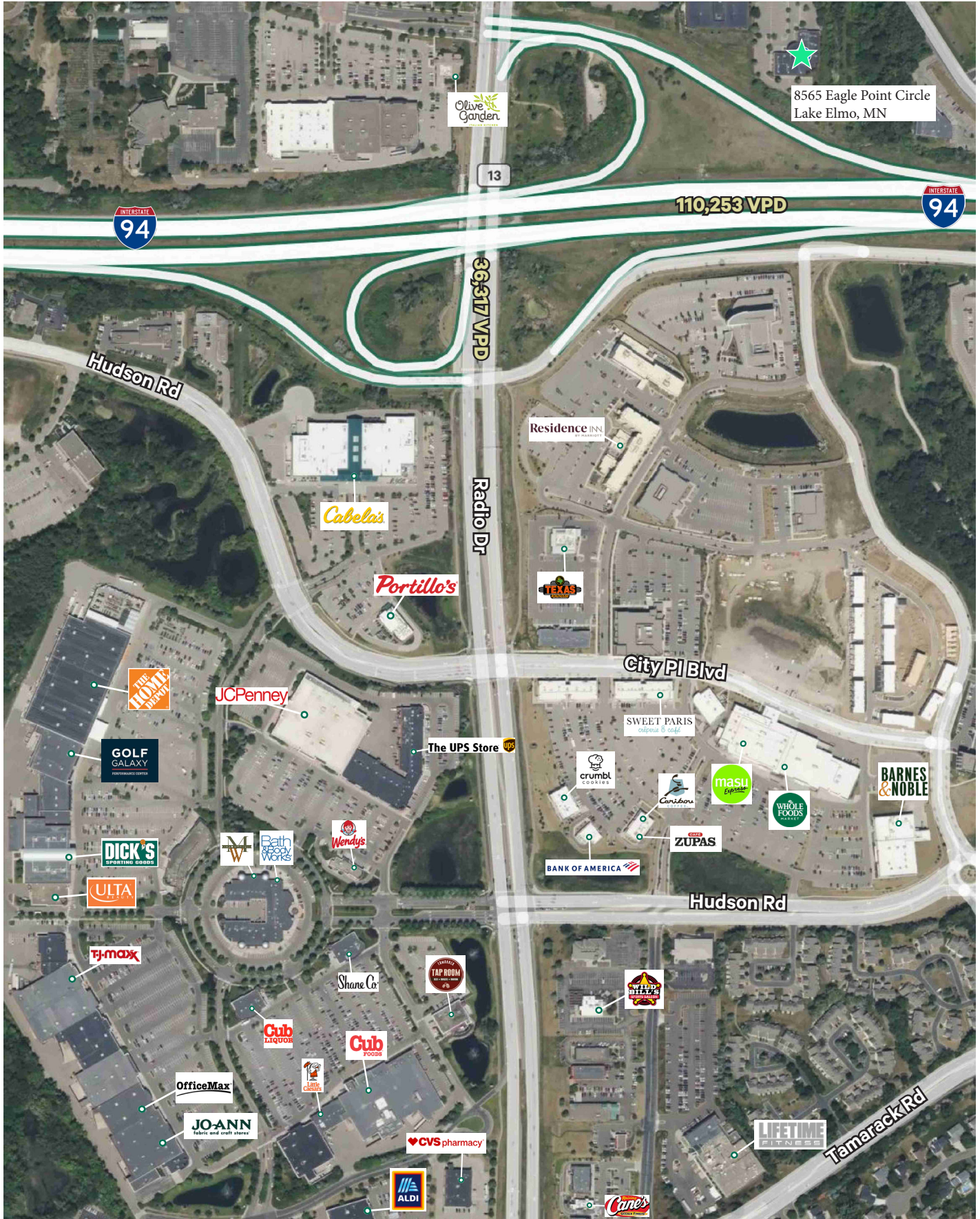


## Property Overview

- + Offering price \$3,130,686.00 (\$153/sf)
- + Coop agents welcome
- + 2007 Built
- + 20,462 SF single-story free-standing building
- + PID 33-029-21-43-0008
- + 4.108 acres approx.
- + 7/1000 parking ratio (approx. 150 stalls)
- + 18 RTU hvac
- + Building and Monument signage available
- + Property Taxes '24 payable: \$89,732 (\$4.39/sf)

## Property Highlights

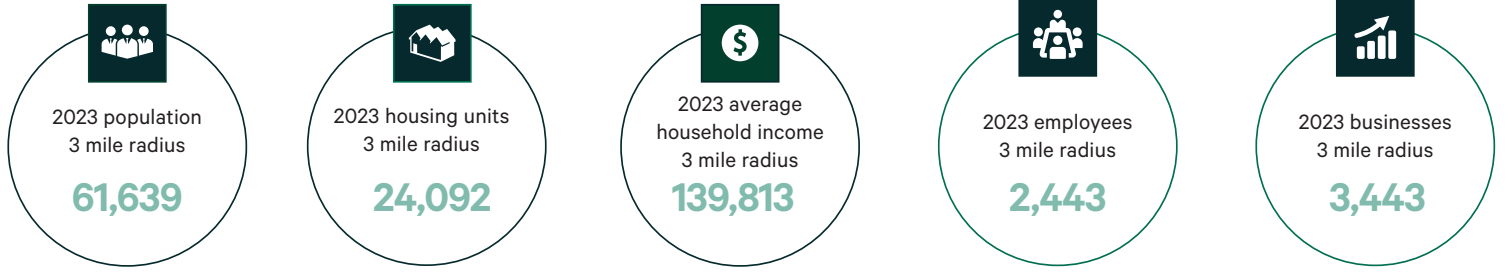
- + Highly visible with great sign recognition off interstate 94
- + Former Rasmussen University office that is move in ready
- + Convenient access off I94 off multiple exits
- + Within walking distance of hotels and restaurants



# Floor Plan



# Demographics



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population - Current Year Estimate	6,359	61,639	164,902
2028 Population - Five Year Projection	7,094	64,513	172,502
2020 Population - Census	4,948	58,187	156,894
2010 Population - Census	4,047	53,181	137,140
2020-2023 Annual Population Growth Rate	6.08%	1.37%	1.18%
2023-2028 Annual Population Growth Rate	2.21%	0.92%	0.91%
<b>HOUSEHOLDS</b>			
2023 Households - Current Year Estimate	2,816	24,092	61,154
2028 Households - Five Year Projection	3,198	25,541	64,216
2010 Households - Census	1,739	20,313	51,576
2020 Households - Census	2,177	22,454	57,892
	96.7%	96.3%	96.3%
2020-2023 Compound Annual Household Growth Rate	6.24%	1.67%	1.30%
2023-2028 Annual Household Growth Rate	2.58%	1.17%	0.98%
2023 Average Household Size	2.25	2.54	2.68
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$183,037	\$139,813	\$138,251
2028 Average Household Income	\$198,252	\$156,352	\$156,727
2023 Median Household Income	\$129,682	\$104,315	\$101,521
2028 Median Household Income	\$138,803	\$114,128	\$112,883
2023 Per Capita Income	\$75,231	\$54,837	\$51,159
2028 Per Capita Income	\$83,242	\$62,125	\$58,213
<b>HOUSING UNITS</b>			
<b>2023 Housing Units</b>	<b>2,931</b>	<b>25,219</b>	<b>64,053</b>
2023 Vacant Housing Units	115	1,127	2,899
	3.9%	4.5%	4.5%
2023 Occupied Housing Units	2,816	24,092	61,154
	96.1%	95.5%	95.5%
2023 Owner Occupied Housing Units	1,939	17,343	44,754
	66.2%	68.8%	69.9%
2023 Renter Occupied Housing Units	877	6,749	16,400
	29.9%	26.8%	25.6%
<b>EDUCATION</b>			
<b>2023 Population 25 and Over</b>	<b>4,554</b>	<b>42,468</b>	<b>110,352</b>
HS and Associates Degrees	1,571	19,072	49,821
	34.5%	44.9%	45.1%
Bachelor's Degree or Higher	2,932	22,088	54,416
	64.4%	52.0%	49.3%
<b>PLACE OF WORK</b>			
2023 Businesses	643	2,443	3,731
2023 Employees	8,195	36,881	60,713



## Contact Us

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