

Davis

Medical Space For Lease

Lakeview Professional Building

110105 Pioneer Trail, Chaska, MN 55318



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DAVISHRE.COM

Building Facts

Address	110105 Pioneer Trail Chaska, MN 55318
Building Size	41,471 SF
Total Available	14,194 SF
Stories	3
Year Built	2014
Class	B
Parking	136 Surface Stalls 26 Underground Heated Stalls
Net Rate	Negotiable
CAM (2025)	\$9.51 PSF
RE Taxes	\$5.57 PSF

To schedule a tour, please contact:

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Property Highlights



Premier medical building positioned on the highly visible corner of Highway 41 and Pioneer Trail



Picturesque views overlooking scenic Lake Grace



Ample on-site parking with both surface spaces and heated underground stalls for year-round convenience



On-site lab and X-ray facilities for enhanced patient care and efficiency



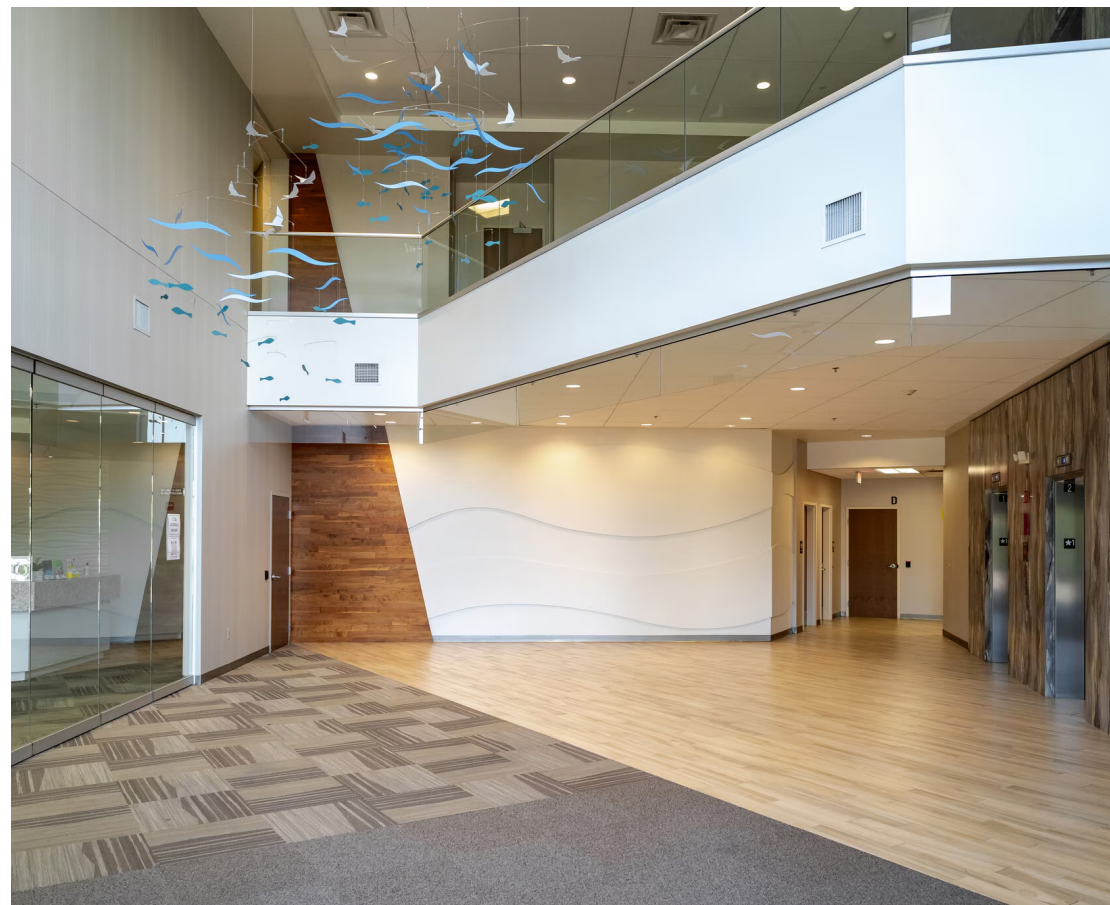
Prominent monument and building signage opportunities for maximum visibility



Located within a strong demographic market with excellent growth potential



Neighboring national and local retailers providing added convenience for patients and staff



Area Retail

CHASKA, MN



Healthcare and Insurance

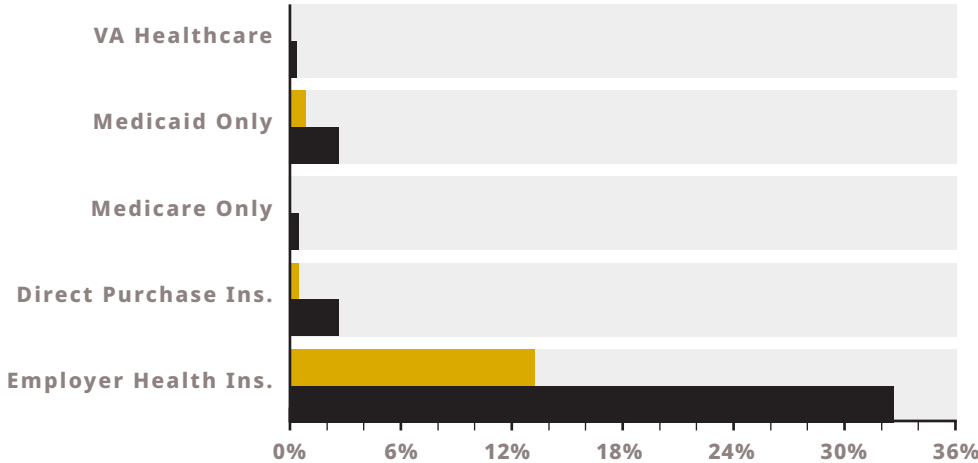
3-MILE RADIUS

Health Insurance Coverage by Age

% With Health Insurance	25.7%	15.7%	38.4%	4.6%
% Not Insured	0.4%	0.6%	1.0%	0.0%
% of Total Population	28.3%	16.9%	42.0%	12.8%
	19<	19-34	35-64	65+

Health Insurance Coverage by Type

■ 19-34 Years Old ■ 35-64 Years Old



Medicare Population 65+

1,510 MEDICARE ONLY	1,309 DIRECT-PURCH & MEDICARE	831 EMPLOYER & MEDICARE	54 MEDICARE & MEDICAID
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Annual Consumer Healthcare Expenditure

**Blue Cross/
Blue Shield**
\$1,977.8

**Medicare
Payments**
\$1,414.8

**Dental
Services**
\$732.4

**Physician
Services**
\$463.7

**Hospital Room &
Services**
\$406.4

**Eye Care
Services**
\$135.5

**Lab Tests/
X-Rays**
\$125.7

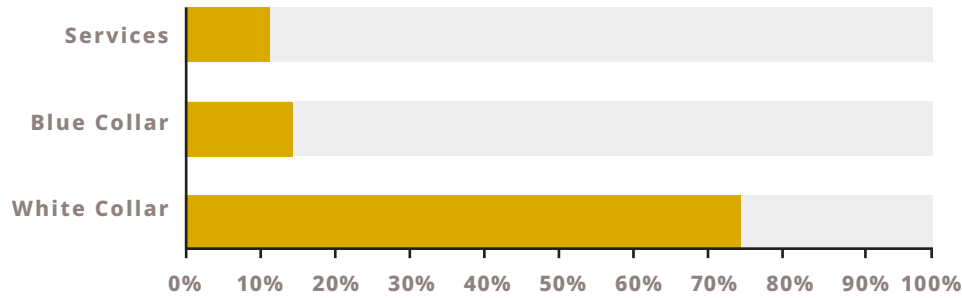
**Aftercare/
Convalescent**
\$54.2

Source: esri (2025)

Chaska Demographics

3-MILE RADIUS

Occupation Type



Household Demographics



Total Population
40.5K



Total Daytime Population
40.3K



Median Age
38.5



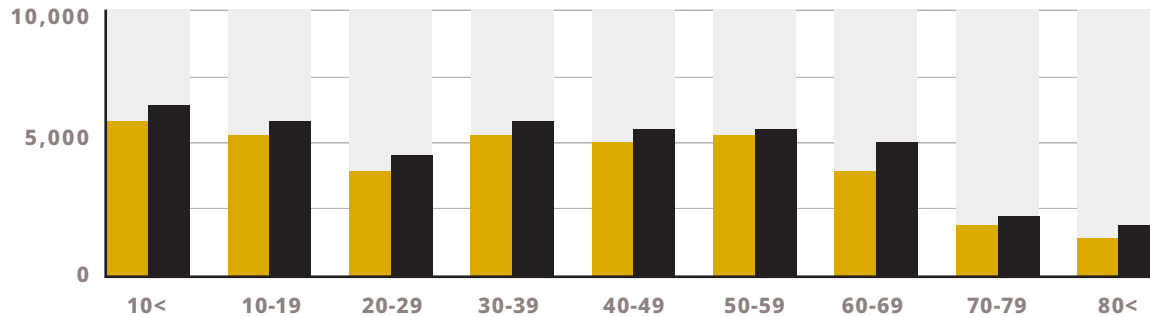
Median Household Income
\$136K



Home Value to Income Ratio
3.5

Age Distribution

2023 2025



Education

54.6%
BACHELOR'S/GRAD/
PROF DEGREE

24.7%
SOME COLLEGE/
ASSOCIATES DEGREE

15.8%
HIGH SCHOOL
GRADUATE

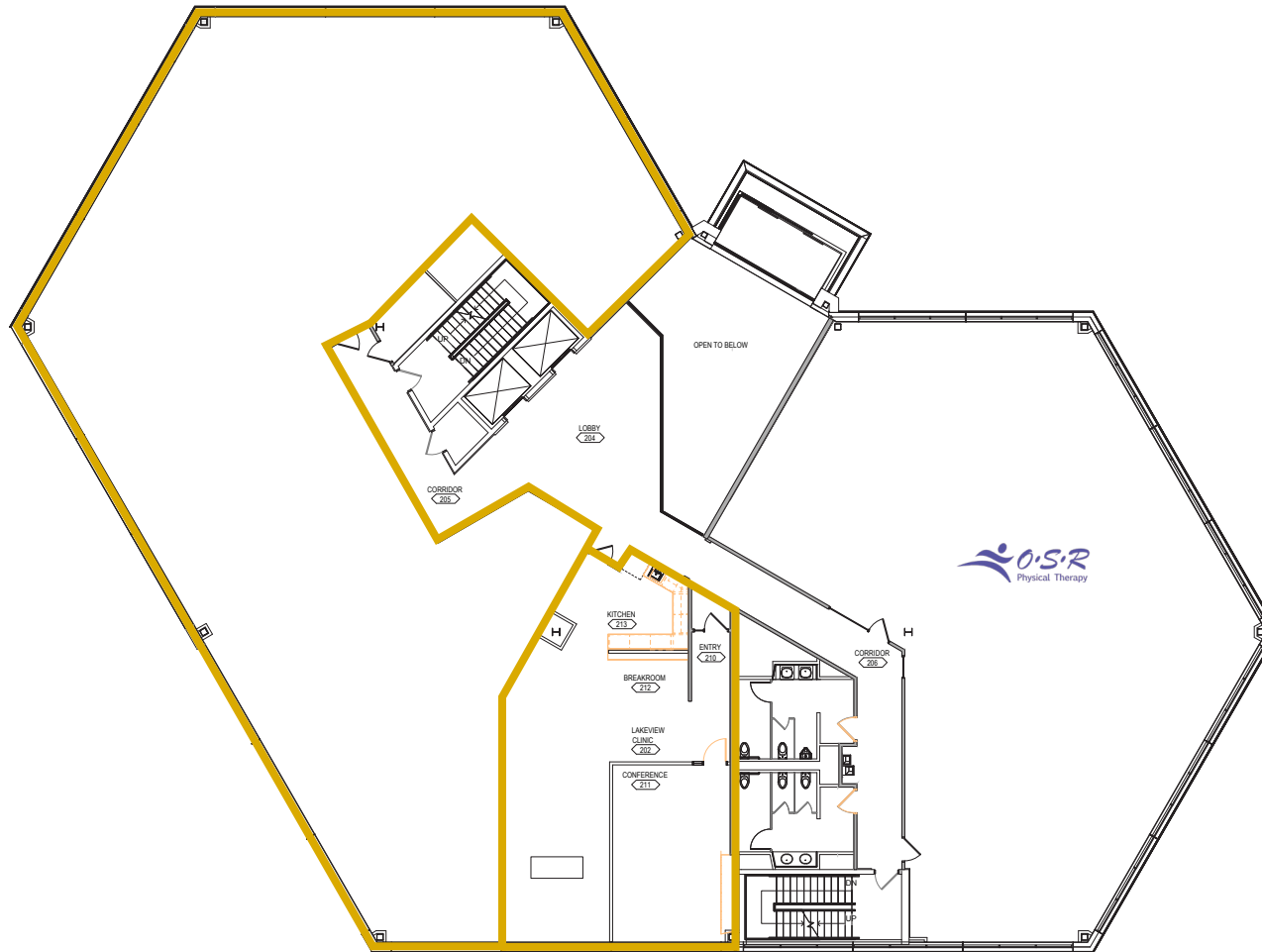
4.9%
NO HIGH SCHOOL
DIPLOMA

Floorplan

UP TO 8,728 SF AVAILABLE

Second Floor Availabilities

- » Suite 202 - 1,764 SF
- » Suite 203 - 6,964 SF



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Third Floor Availabilities

» Suite 300 - 5,466 SF



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