



Medical Space For Lease

Victor Gardens Medical Center | 14688 Everton Ave N, Hugo, MN 55038



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- Second generation clinic space available
- Building signage available above separate tenant entries
- Superior visibility and access to MN Highway 8
- One of the fastest growing communities in the Twin Cities
- Located 1-mile from 35E for easy access to Minneapolis and St. Paul
- 5/1000 parking ratio allowing ample parking for doctors, staff, and patients

Building Size:
21,629 sq. ft.

Space Available:
1,235 – 8,802 sq. ft.



BUILDING TENANTS:



Sorenson Dental



TRAFFIC COUNT

16,600 vehicles on Frenchmen Rd A.A.D.T.
(average annual daily traffic)



2025 ESTIMATED POPULATION

1 mile: 5,326
 3 miles: 24,398
 5 miles: 42,179



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$129,445
 3 miles: \$163,587
 5 miles: \$163,072

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Floor Plans

1st Floor
1,235 - 8,802 SF Available



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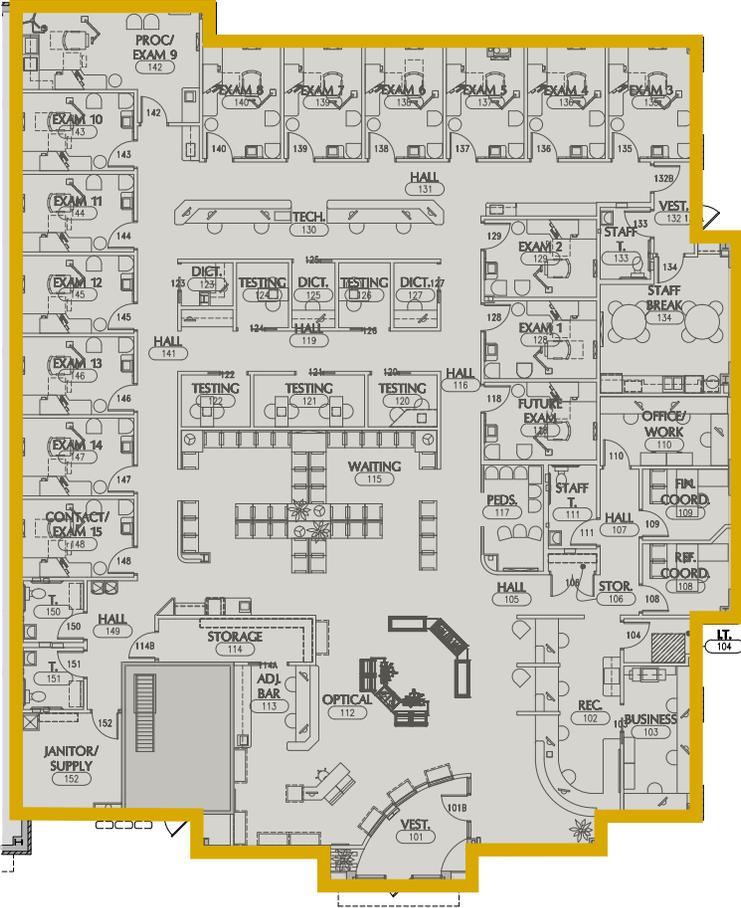
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Floor Plans

1st Floor
7,567 SF Available

MATTERPORT TOUR



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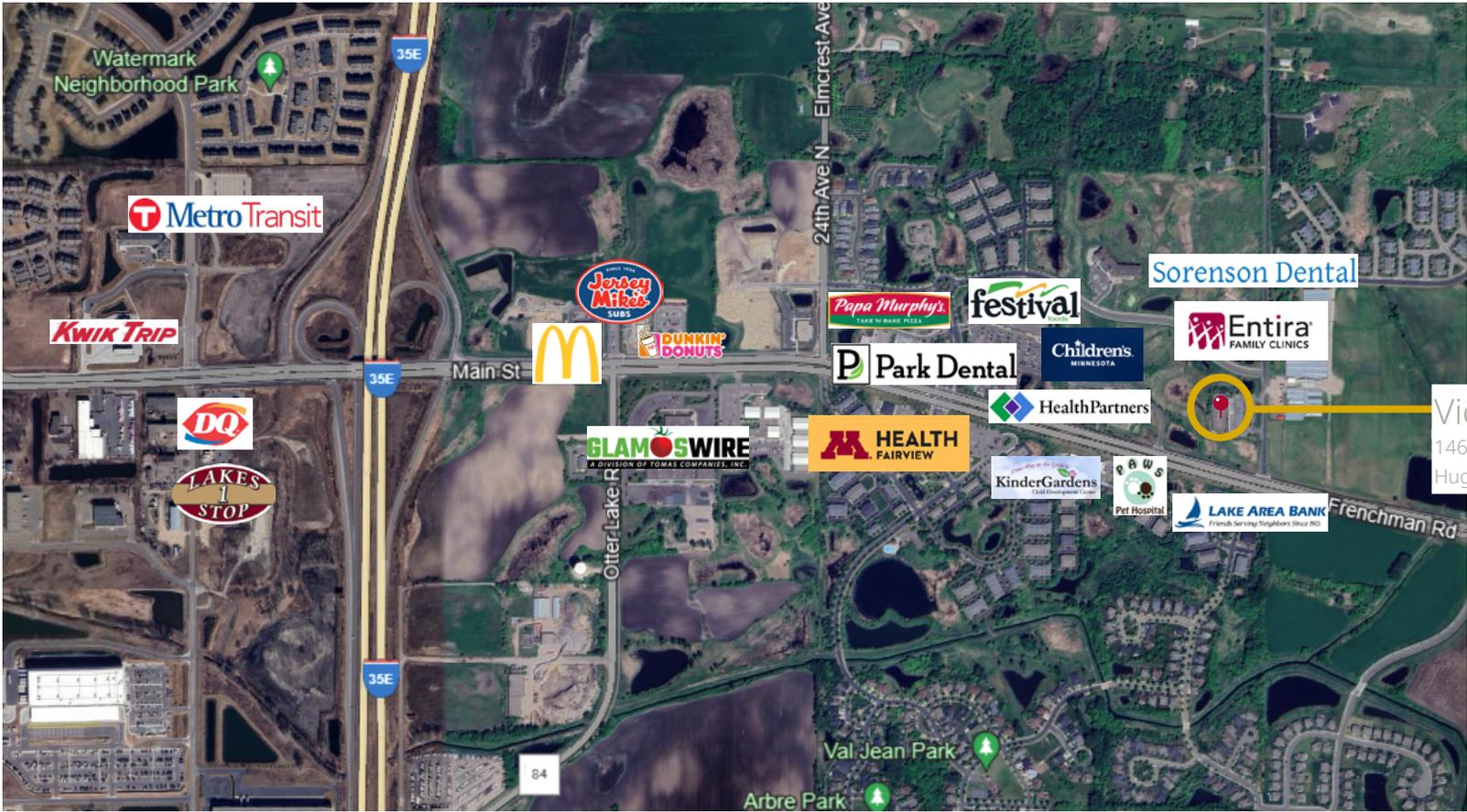




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Aerial View



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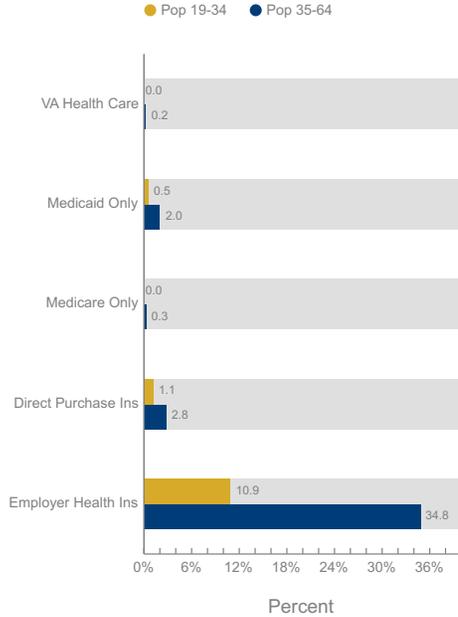
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,363.7
Physician Services	\$461.5
Dental Services	\$721.7
Eyecare Services	\$136.5
Lab Tests/X-rays	\$125.9
Hospital Room & Hospital Service	\$393.4

*ACS: American Community Survey



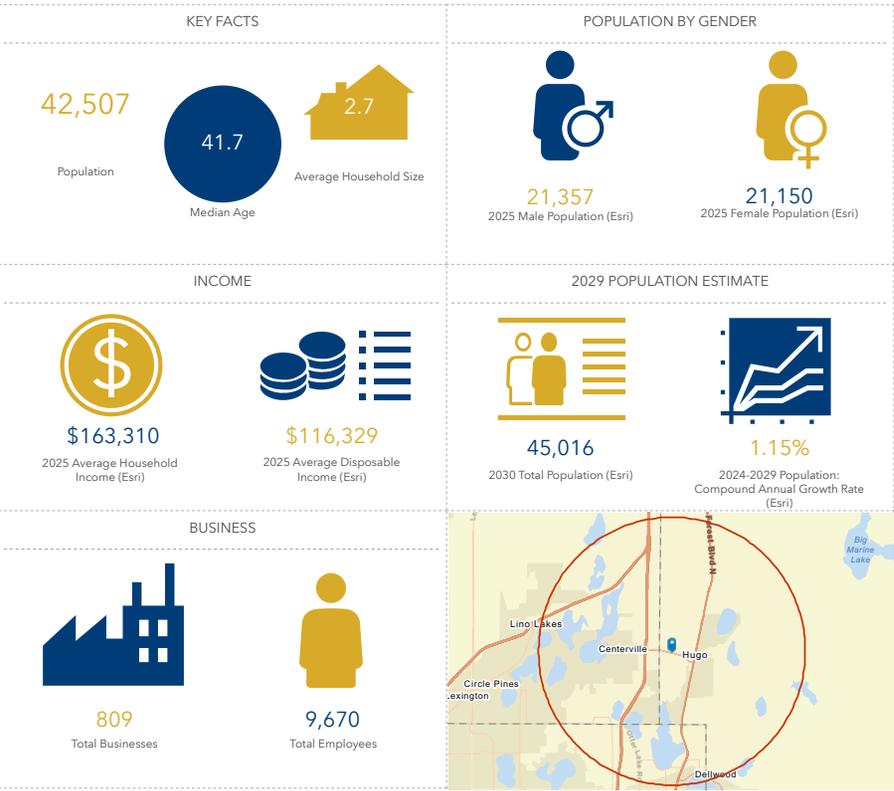
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The Hugo Market

Top Employers	# of Employees	Type
Wilson Tools	470	Manufacturing
JL Schwieters	250	Manufacturing
ISD #624	186	Education
Schwieters Companis Inc	140	Manufacturing
Festival Foods	110	Retail Trade
Blue Heron Grille	80	Retail Trade
Kamps Pallets	75	Manufacturing
Preferred Tool	25	Manufacturing
Lametti & Sons	25	Professional Services
Entira Family Clinic	25	Healthcare

Key Facts



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