



# Medical Space For Lease

305 E. Nicollet Blvd, Burnsville, MN 55337



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- Attractive common area finishes
- Directly connected to Fairview Ridges Hospital
- Easy access from both 35E and 35W
- Ample parking for patients, staff and physicians

<b>Building Size:</b>	36,199 sq. ft.	<b>Space Available:</b>	2,580 sq. ft.
Net Rental Rate:		\$23.00/sq. ft.	
Operating Expenses:		\$14.88/sq. ft.	
Real Estate Taxes:		\$ 5.78/sq. ft.	



### BUILDING TENANTS:



### TRAFFIC COUNT

104,000 vehicles on 35W/35E A.A.D.T.  
(average annual daily traffic)



### 2020 ESTIMATED POPULATION

1 mile: 9,559  
 3 miles: 82,013  
 5 miles: 190,620



### 2020 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$96,149  
 3 miles: \$99,847  
 5 miles: \$110,644



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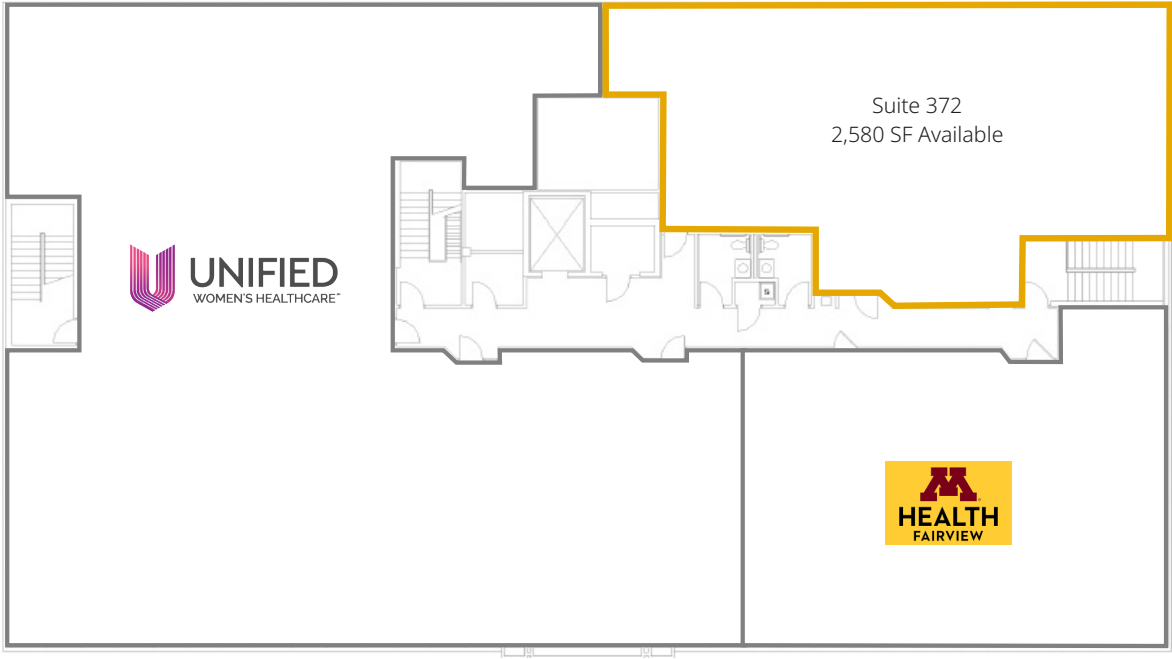


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## Floor Plans

Level 03  
2,580 RSF



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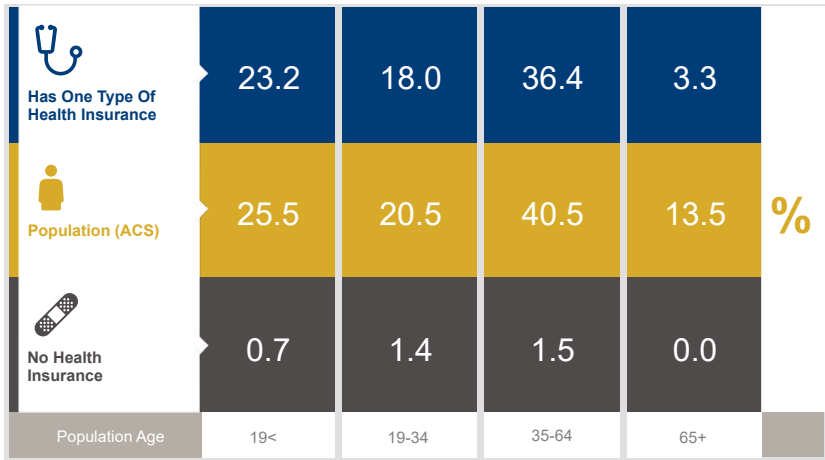
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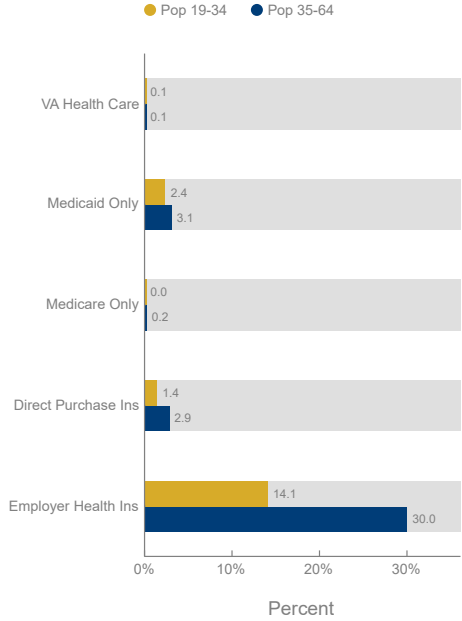
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$464.6
Physician Services	\$328.7
Dental Services	\$474.6
Eyecare Services	\$83.3
Lab Tests/X-rays	\$86.5
Hospital Room & Hospital Service	\$234.2
Convalescent/Nursing Home Care	\$17.1

\*ACS: American Community Survey



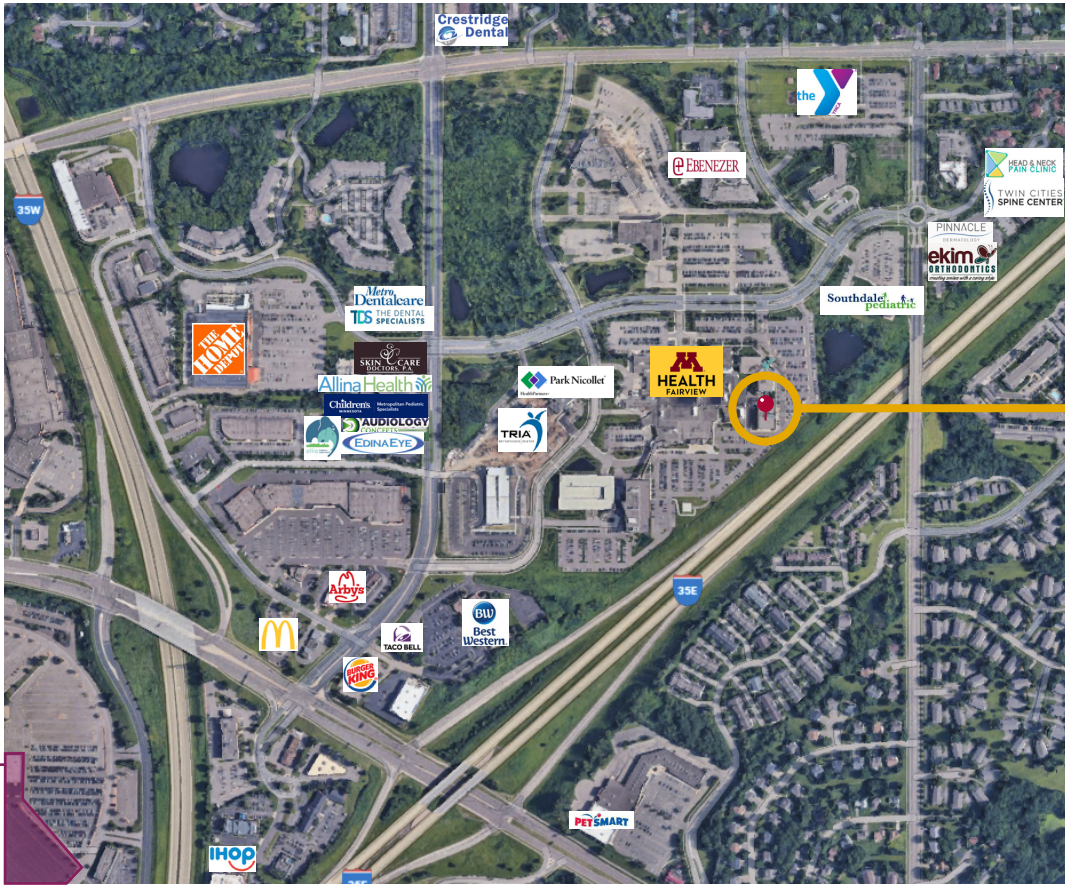
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## Aerial View

**Burnsville Center**

- macy's
- JCPenney
- CMX CINEMAS
- FAMOUS footwear.
- OLD NAVY
- Lucky's PUB
- Foot Locker
- NOODLES & COMPANY
- AÉROPOSTALE
- ESCAPOLOGY
- FRIDAYS
- VICTORIA'S SECRET
- DICK'S SPORTING GOODS
- Buckle



305 Ridgeview

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## Employment in Burnsville

Top Employers	# of Employees	Type
Fairview Ridges Hospital	967	Healthcare
Independent School District #191	855	Government/Public
Burnsville City Hall	540	Government/Public
UPS Access Point	397	Distribution
Park Nicollet Clinic	300	Healthcare
Burnsville YMCA	299	Healthcare
ITW Electronic Assembly Eqpt.	230	Manufacturing
Home Depot	137	Retail Trade
Friedges Landscaping Inc.	125	Retail Trade
US Post Office	116	Government/Public
Best Western Premier	100	Hospitality
Burnsville Police Department	100	Government/Public

### EMPLOYMENT BY INDUSTRY

- Retail Trade – **18%**
- Manufacturing – **9%**
- Accommodation and Food Services – **12%**
- Educational Services – **9%**
- Healthcare and Social Assistance – **12%**
- Wholesale Trade – **5%**

### Coming Soon!

“The Lookout” a new 110 unit apartment building is under construction on a 3.1 acre lot on Crystal Lake. It will feature a rooftop patio, community room, fitness center, and a “flexible working space”. The construction began in January of 2021 and will be completed within 14 months of ground break.

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