



Medical Space For Lease
215 Radio Drive, Woodbury, MN 55125

CITYPLACE



CityPlace Medical II



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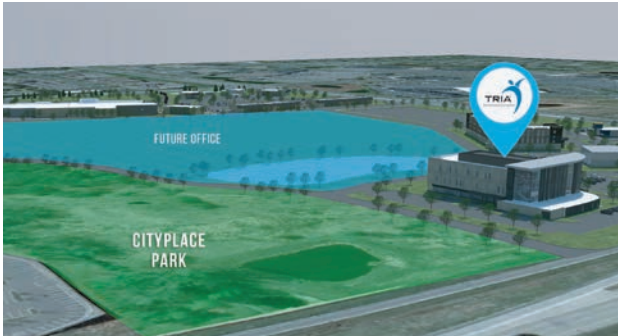
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RETAIL



HOTEL



CITYPLACE PARK

Medical Space for Lease

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- New Medical Office Building Now Open!
- Superior access and visibility off of Interstate 94
- Located within the new CityPlace development in Woodbury
- Convenient patient parking and covered drop off area
- Surrounding new retail, hotels, and housing
- New CityPlace Park with walking trails throughout
- Adjacent to Whole Foods
- Expanding medical hub including:

| | |
|-----------------------|-------------------------|
| Building Size: | Space Available: |
| 41,776 sq. ft. | 4,854 sq. ft. |
| Net Rental Rate: | \$26.00/sq. ft. |
| Operating Expenses: | \$11.86/sq. ft. |
| Real Estate Taxes: | \$ 9.33/sq. ft. |

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BUILDING 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



2023 ESTIMATED POPULATION

1 mile: 5,820
3 miles: 63,177
5 miles: 160,122



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$148,696
3 miles: \$136,299
5 miles: \$133,400



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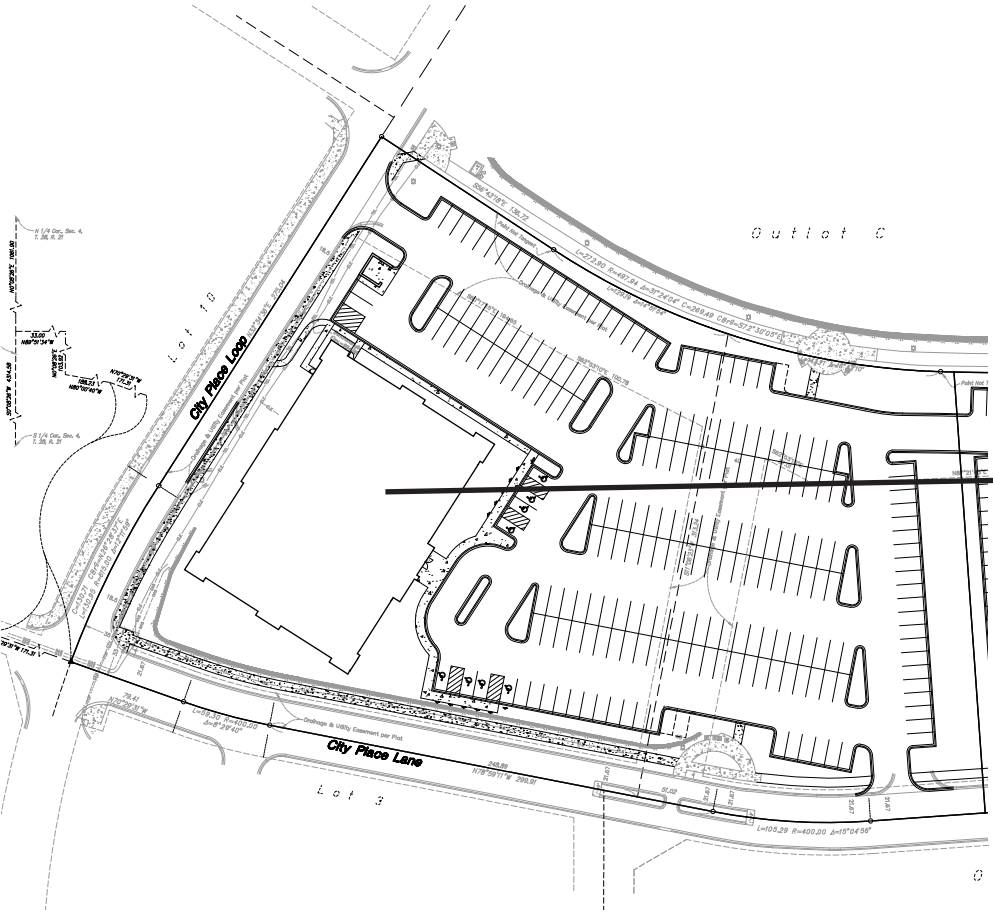
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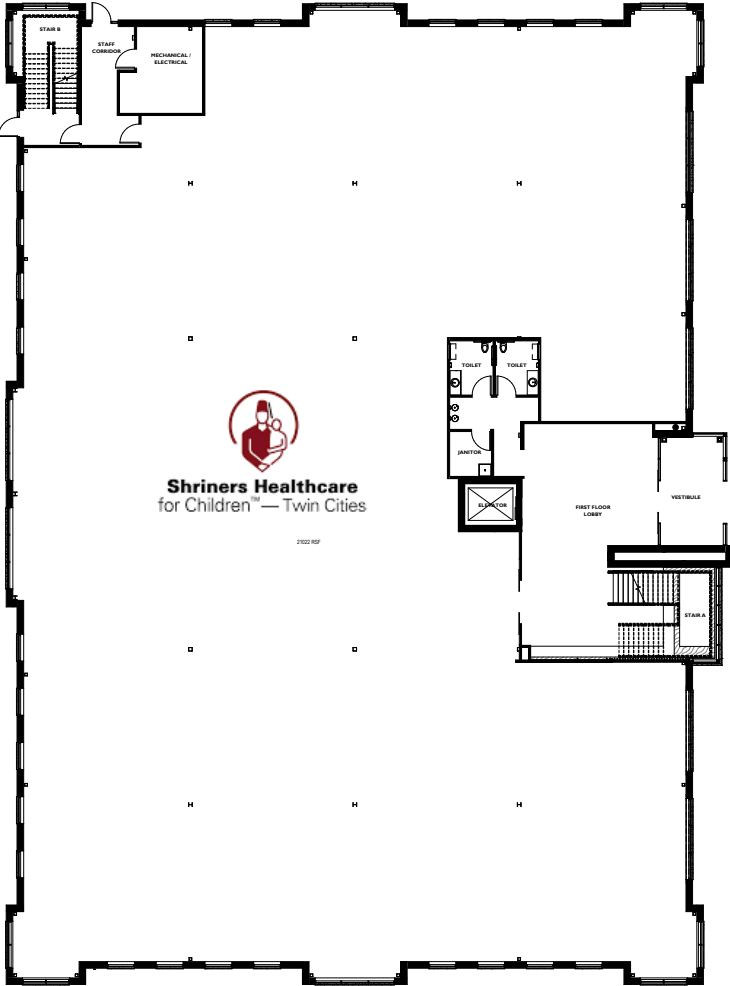
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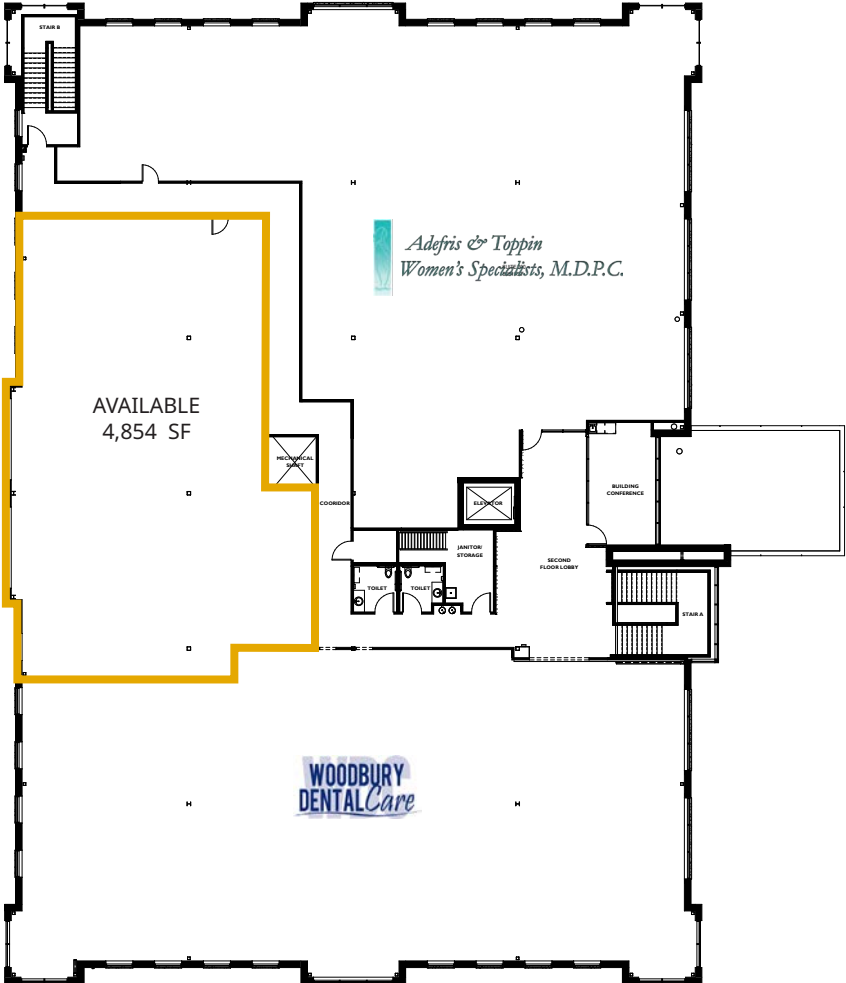
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1st Floor



2nd Floor





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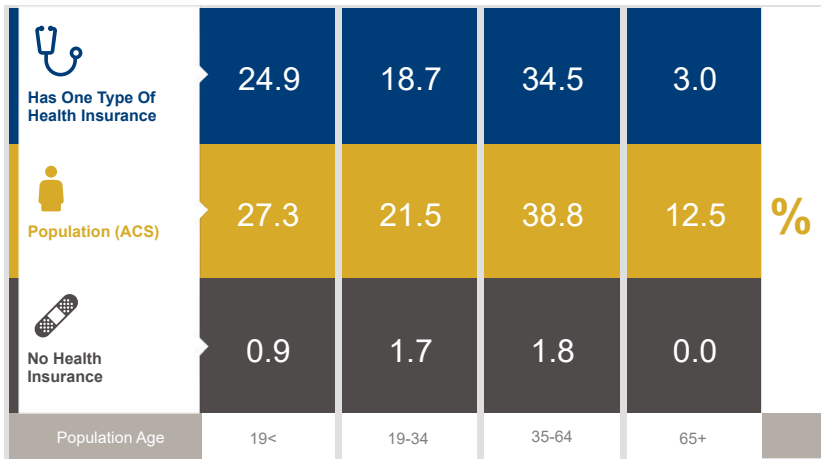
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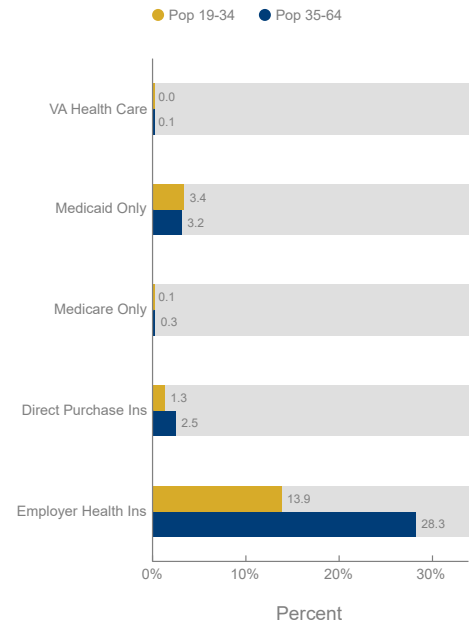
RETAIL



Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



| Healthcare Consumer Spending | Annual Expenditure |
|----------------------------------|--------------------|
| Medicare Payments | \$893.6 |
| Physician Services | \$329.3 |
| Dental Services | \$504.0 |
| Eyecare Services | \$87.4 |
| Lab Tests/X-rays | \$87.4 |
| Hospital Room & Hospital Service | \$259.1 |
| Convalescent/Nursing Home Care | \$39.8 |

*ACS: American Community Survey



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Employment in Woodbury

| Top Employers | # of Employees | Type |
|---------------------------------|----------------|-------------------|
| South Washington County Schools | 1,207 | Government/Public |
| Fairview/HealthEast | 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 |
| Allina | 250 | Healthcare |
| Sam's Club | 218 | Retail Trade |
| HealthPartners | 216 | Healthcare |

EMPLOYMENT BY INDUSTRY

- Retail Trade – **24%**
- Manufacturing – **2%**
- Accommodation and Food Services – **12%**
- Educational Services – **5%**
- Healthcare and Social Assistance – **21%**
- Wholesale Trade – **3%**

New Development!

“Aspire at CityPlace” a new 253 unit ultra-luxury apartment community. It consists of 3 separate apartment buildings connected by 4 acres of underground parking on two levels. A 35,000 square foot court yard is the heart of the community, which includes: fits pits, private grilling, outdoor kitchens, a resort style pool & hot tubs.

