

# Davis

## Medical Space For Lease Plymouth Medical Building

**AVAILABLE NOW!**



### Plymouth Medical Building

3007 Harbor Lane North, Plymouth, MN 55447

**Building Size:**  
30,352 sq. ft.

**Space Available:**  
1,125 sq. ft.

- New medical office building — Available now!
- Tremendous signage opportunities to 52,000 vpd
- Superior visibility and access to Highway 55 and I-494
- Class A building finishes
- Dense area demographics
- Ample free surface parking

Net Rental Rate: \$25.00/sq. ft.  
Operating Expenses: \$11.28/sq. ft.  
Real Estate Taxes: \$7.29/sq. ft.

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#### BUILDING TENANTS:



#### TRAFFIC COUNT

52,000 vehicles on Highway 55 A.A.D.T.  
(average annual daily traffic)

15,100 vehicles on Fernbrook Ln N



#### 2023 ESTIMATED POPULATION

1 mile: 5,319

3 miles: 64,549

5 miles: 161,010



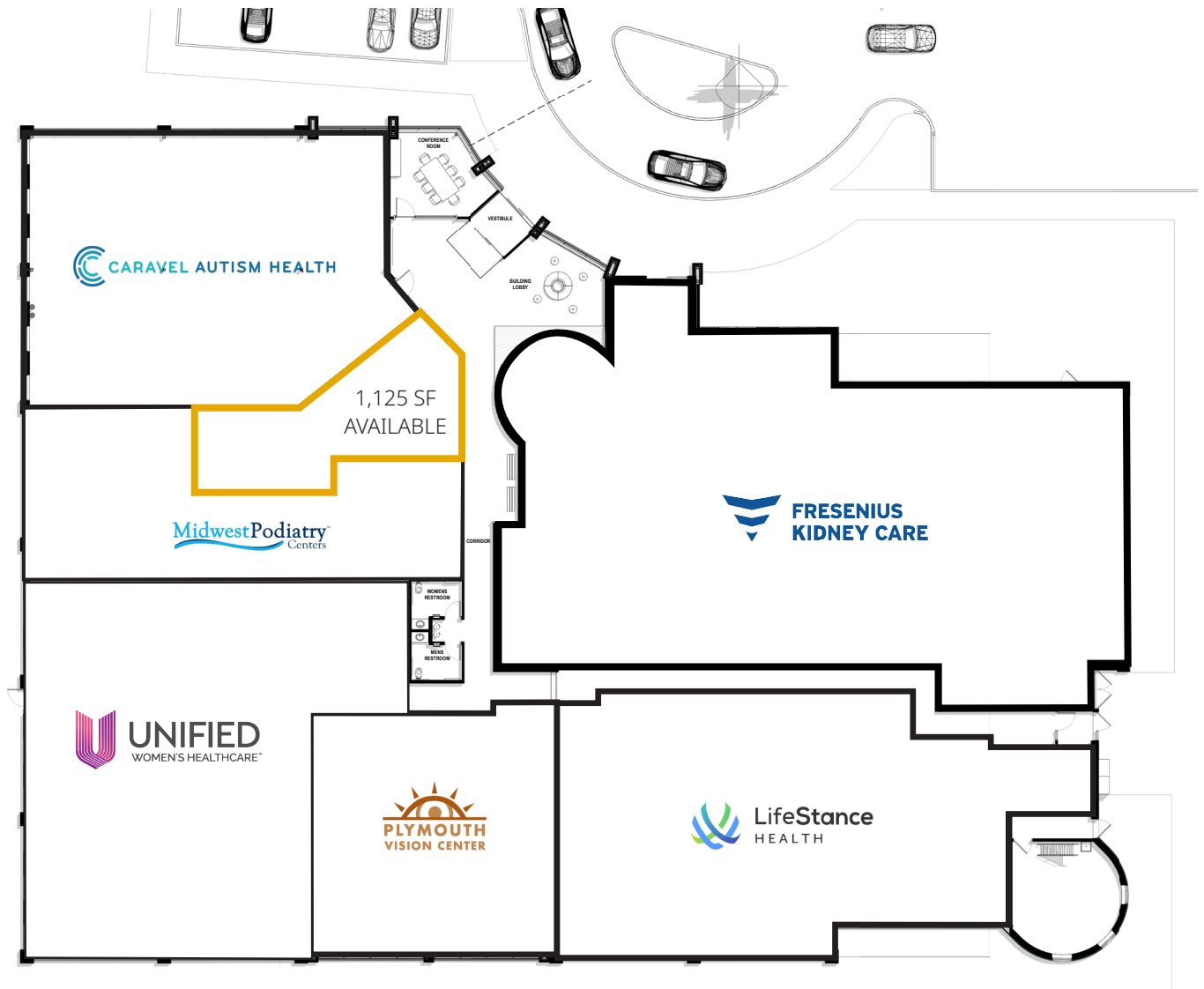
#### 2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$127,267

3 miles: \$166,112

5 miles: \$154,923

### Floor Plan

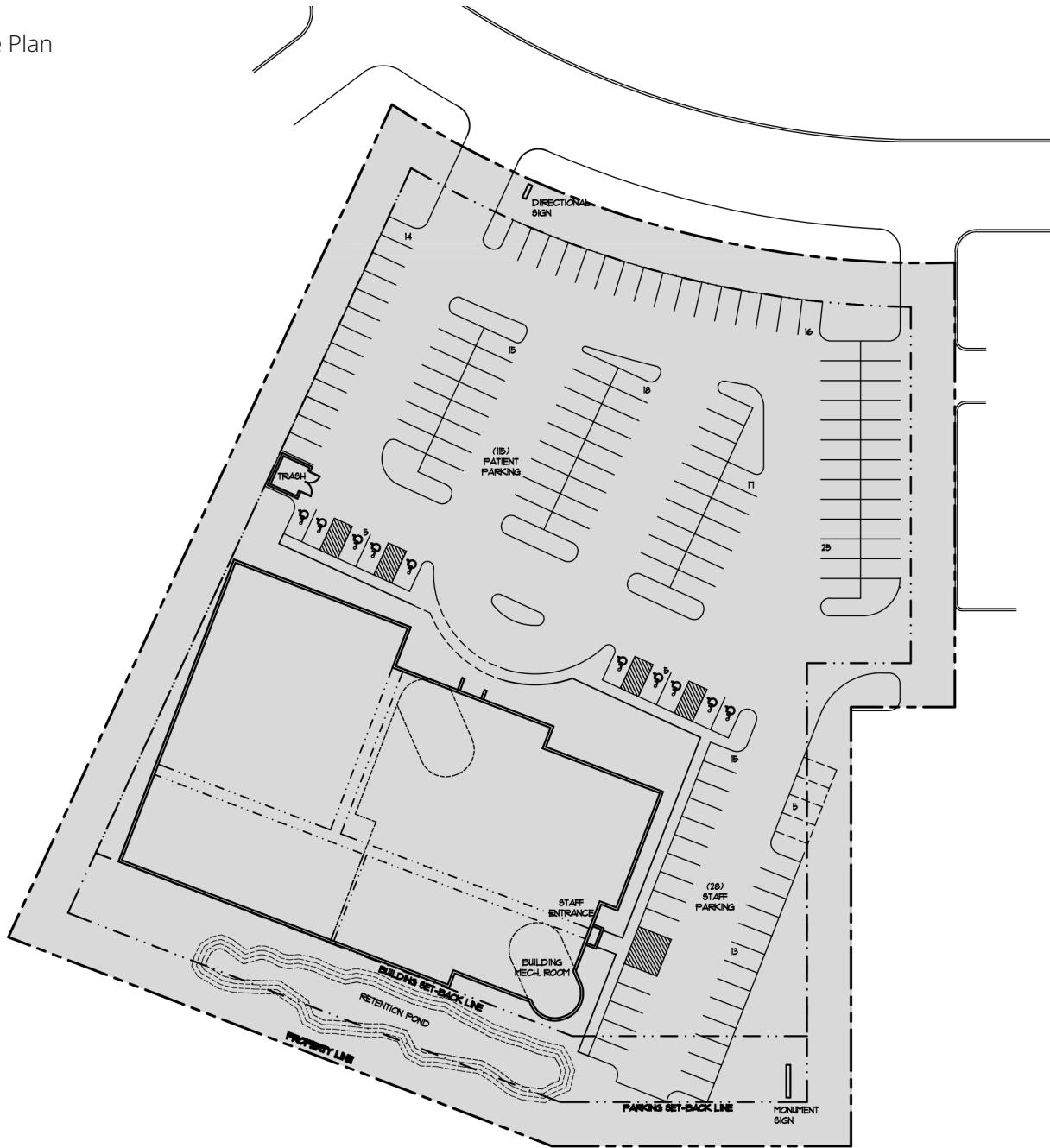




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Site Plan





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