



Crystal Medical Center

5700 Bottineau Blvd, Crystal, MN 55429

Building Size:
44,865 sq. ft.

Space Available:
5,274 sq. ft.

- Dense area demographics
- Superior access and visibility
- Strong signage opportunities on County Road 81
- Free conference room available to tenants
- 5/1000 parking ratio allowing ample parking for patients, staff and physicians
- Lease incentives available

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BUILDING TENANTS



NORTHWEST
FAMILY
CLINICS



COMFORTABLE
DENTAL



NovaCare
REHABILITATION

**NYSTROM &
ASSOCIATES, LTD.**



TRAFFIC COUNT

19,700 vehicles on County Road 81 A.A.D.T.
(average annual daily traffic)
16,400 vehicles on Bass Lake Road



2023 ESTIMATED POPULATION

1 mile: 11,214
3 miles: 111,459
5 miles: 285,207



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$85,710
3 miles: \$89,717
5 miles: \$100,830



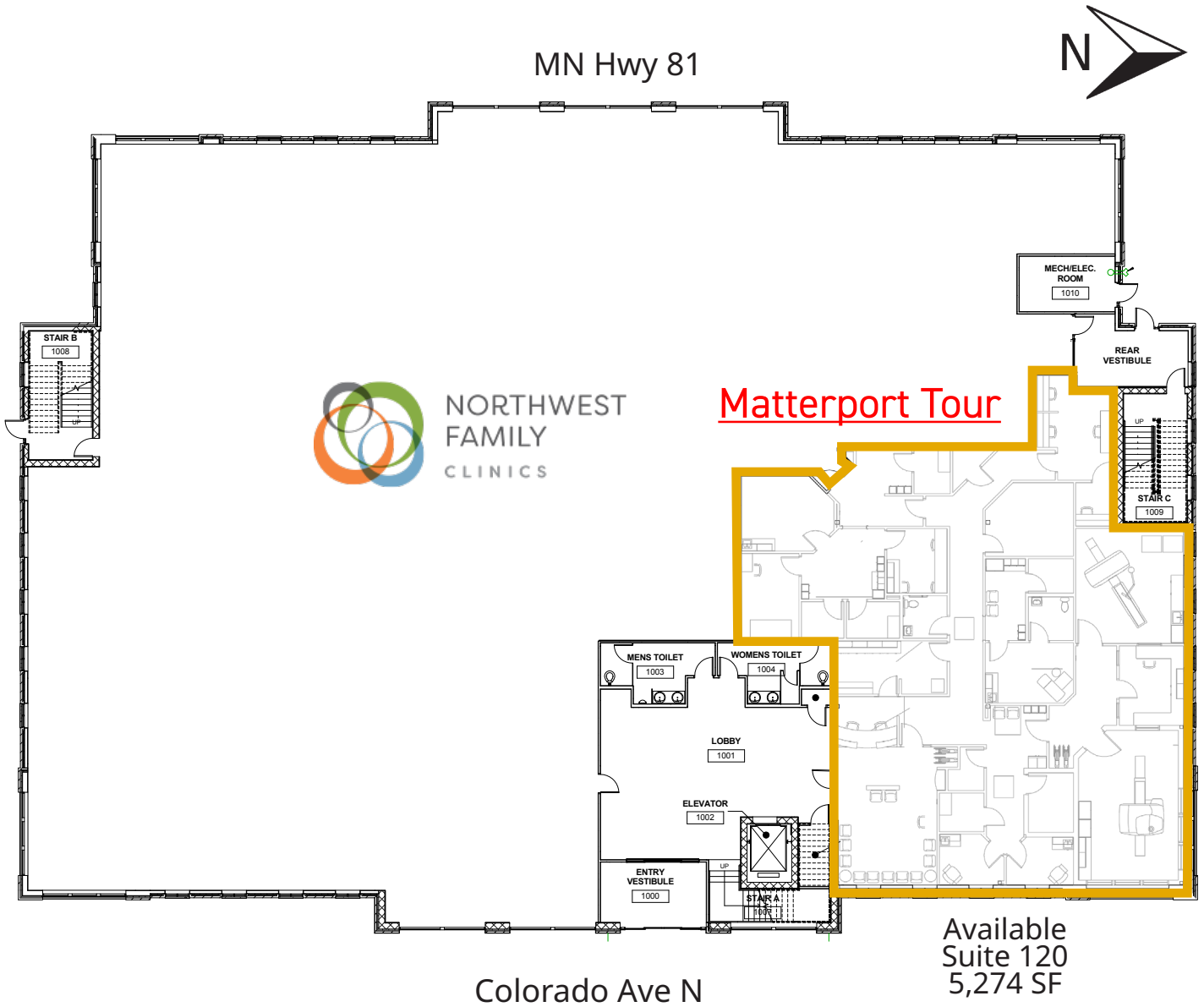
PHYSICIANS REALTY TRUST



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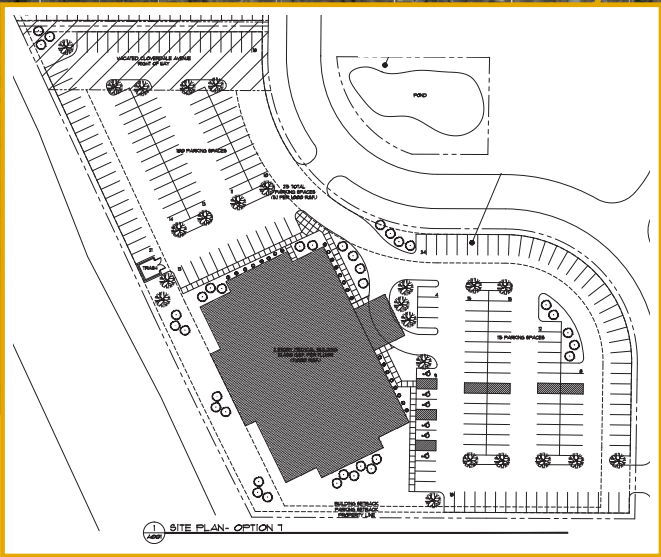
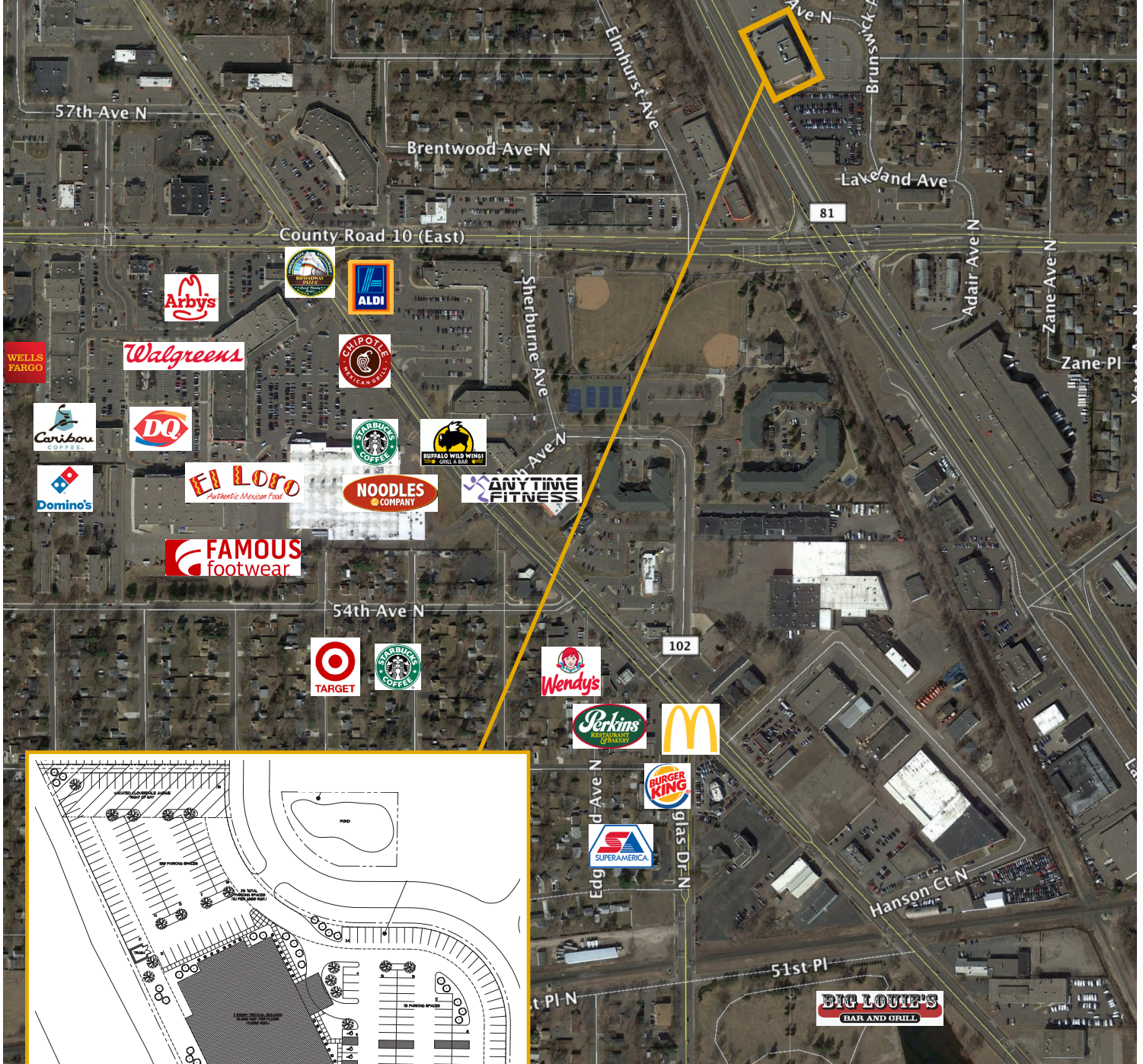
FLOOR PLAN
(1ST FLOOR)





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