

Medical Space For Lease Ridge Point Medical Building

Owned by *Rivoli Properties*



Ridge Point Medical Building

14050 Nicollet Ave, Burnsville, MN 55337

Building Size: 38,199 sq. ft.
Space Available: 653 – 2,722 sq. ft.

- New, local ownership
- Major building renovations complete
- Great access to I-35W & I-35E
- Across from Fairview Ridges Hospital campus
- Massive monument signage available
- New building energy control system
- Abundant surface and underground parking available

Net Rental Rate: \$18.50/sq. ft.
Operating Expenses: \$11.43/sq. ft.
Real Estate Taxes: \$ 4.70/sq. ft.

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BUILDING TENANTS:

Metropolitan Pediatrics
Edina Eye
Dentistry for Children & Adolescents
Audiology Concepts
Twin Cities Modern Dentistry
Ellie Family Services
Permanent Choice
QC Kinetix



TRAFFIC COUNT

22,800 vehicles on Nicollet Ave E A.A.D.T.
(average annual daily traffic)
51,000 vehicles on CR 42
56,000 vehicles on 35E
82,000 vehicles on 35W



2022 ESTIMATED POPULATION

1 mile: 9,503
3 miles: 79,529
5 miles: 189,285



2022 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$91,783
3 miles: \$111,115
5 miles: \$124,760

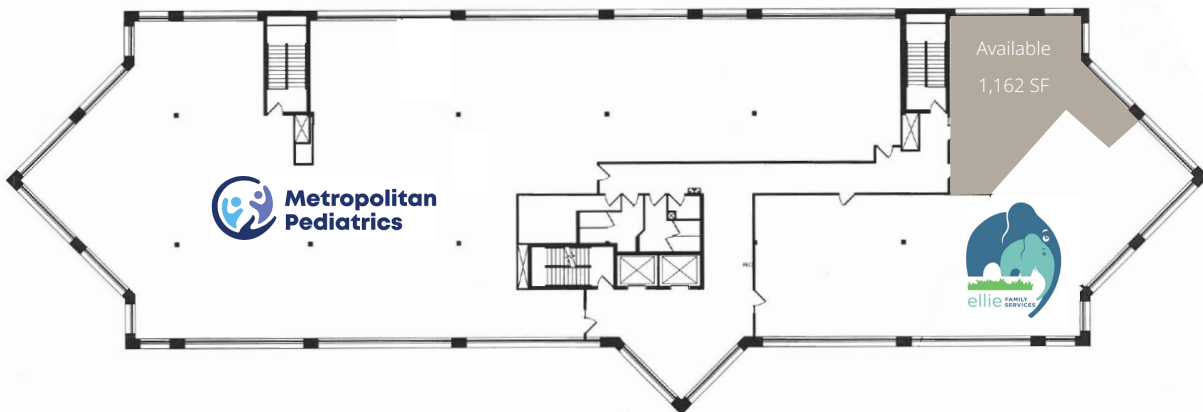
FLOOR PLAN
(1ST FLOOR)



FLOOR PLAN
(2ND FLOOR)



FLOOR PLAN
(3RD FLOOR)





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