

**Colliers**

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# Wooddale Dental Center

3401 Wooddale Avenue S | St. Louis Park, MN

**3,134 SF Medical / Office Space For Lease**



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3401 Wooddale Ave S | For Lease

# Property Profile



- Smaller medical office building with dental build-out
- Great visibility on the corner of Wooddale Avenue and Lake Street
- On-building signage opportunity
- Dedicated parking lot

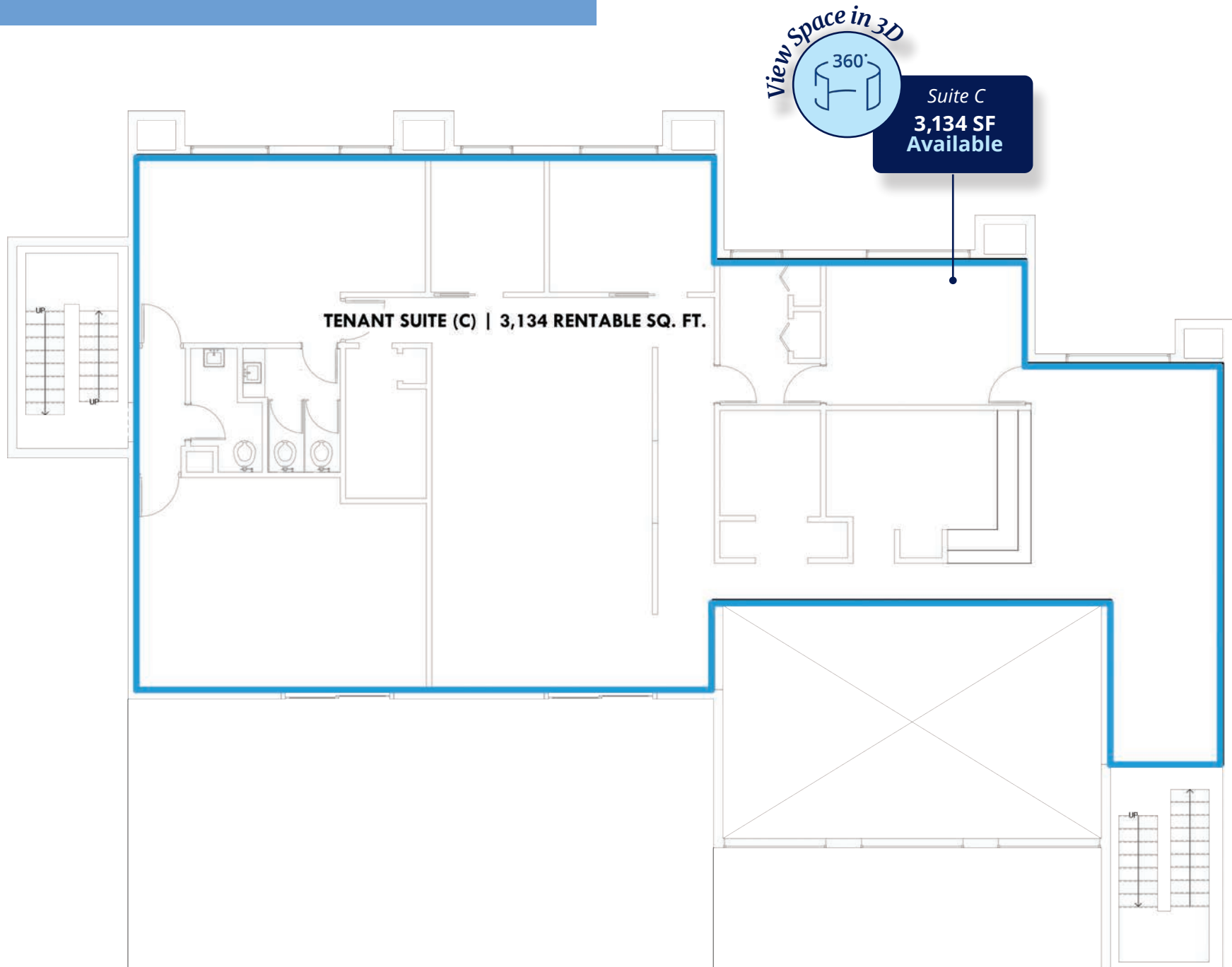
## Building Information

Address	3401 Wooddale Avenue South, St. Louis Park, MN
Building Size	7,777 SF
Year Built	1977
Floors	Two (2)
Parking	3.12 / 1,000

## Lease Terms

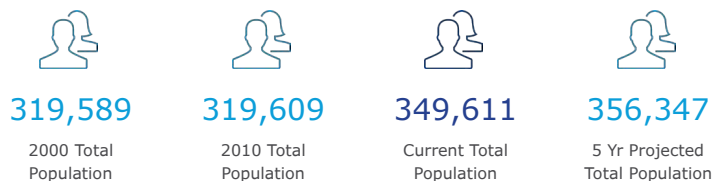
Space Available	Suite C (2nd Floor): 3,134 SF Up to 2,473 SF of Basement Storage Available
Date Available	Available Immediately
Rental Rate	Negotiable

# Floor Plan - 2nd Floor

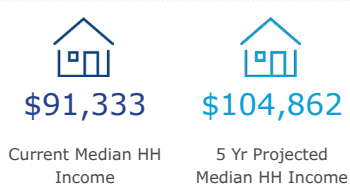




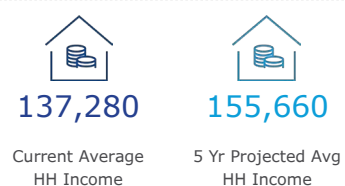
## Population Trend



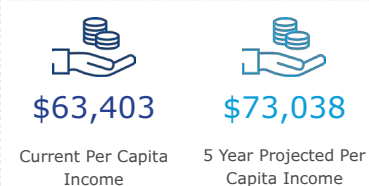
## Median Household Income



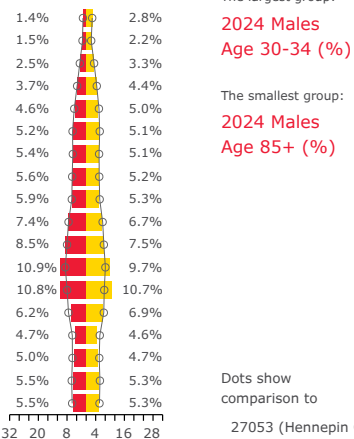
## Average Household Income



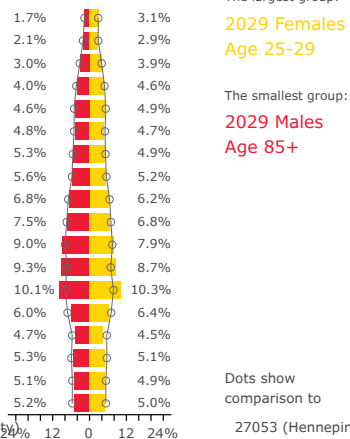
## Per Capita Income



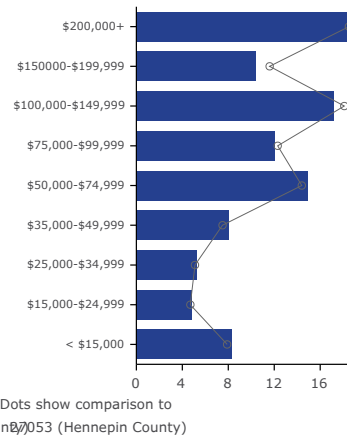
## Current Age Pyramid



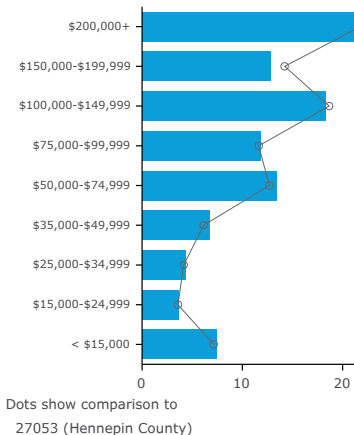
## 5 Yr Projected Age Pyramid



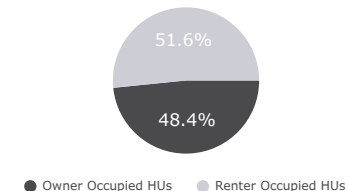
## Current HH By Income



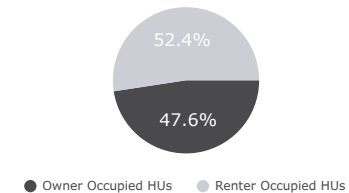
## 5 Yr Projected HH By Income



## Current Housing By Ownership



## 5 Yr Projected Housing By Ownership

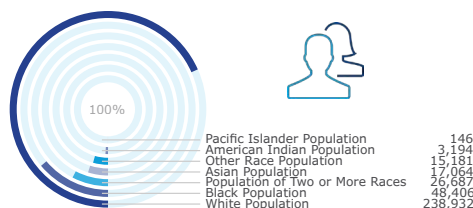


## Race and ethnicity

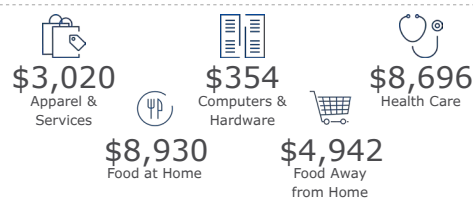
The largest group: White Alone (68.34)  
The smallest group: Pacific Islander Alone (0.04)

Indicator	Value	Difference	
White Alone	68.34	+2.95	
Black Alone	13.85	+0.01	
American Indian/Alaska Native Alone	0.91	-0.04	
Asian Alone	4.88	-3.07	
Pacific Islander Alone	0.04	+0.01	
Other Race	4.34	-0.09	
Two or More Races	7.63	+0.23	
Hispanic Origin (Any Race)	8.08	0	Bars show deviation from 27053 (Hennepin County)

## Current Year Population By Race



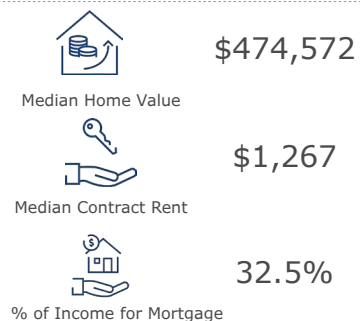
## Current Annual Household Spending



## Tapestry segments



## Current Year Housing Stats

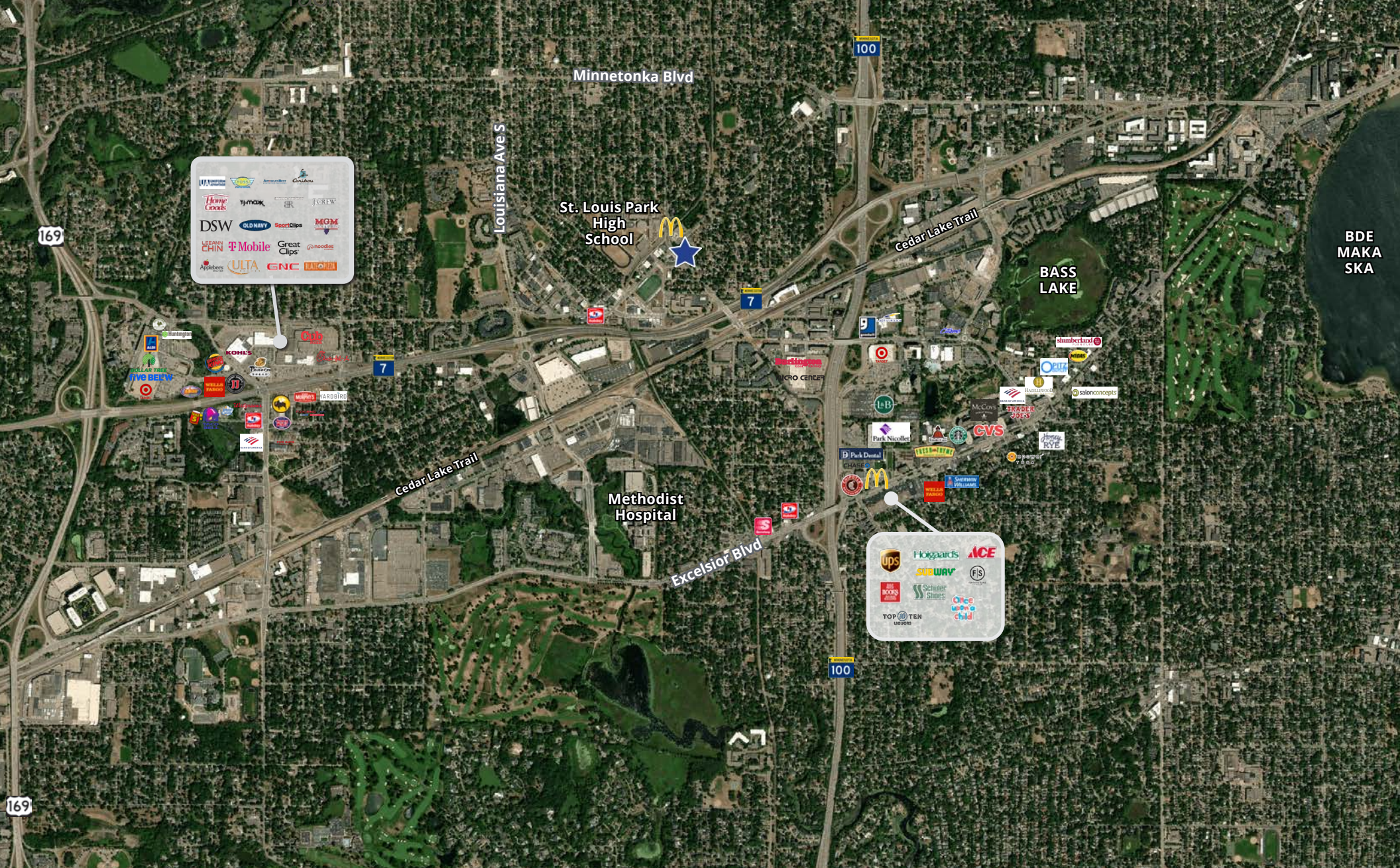


3401 Wooddale Ave, Minneapolis, Minnesota, 55416  
5 mile radius

# Market Scenario Planner: Outpatient

Data and Analytics   Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2021 Volume	2026 Volume	2031 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2022 Volume Estimate	2023 Volume Estimate	2024 Volume Estimate	2025 Volume Estimate
Psychiatry	166,322	199,804	212,338	20.1%	27.7%	3.74%	172536	178983	185670	192607
Endocrinology	2,534	2,958	3,300	16.7%	30.2%	3.14%	2613	2695	2780	2867
Vascular	19,293	22,331	25,731	15.7%	33.4%	2.97%	19865	20455	21062	21687
Spine	2,377	2,718	3,097	14.3%	30.3%	2.72%	2441	2507	2575	2645
Ophthalmology	103,048	116,838	131,311	13.4%	27.4%	2.54%	105669	108357	111113	113940
Orthopedics	35,289	39,851	45,113	12.9%	27.8%	2.46%	36157	37047	37959	38893
Pain Management	13,508	15,133	16,743	12.0%	23.9%	2.30%	13818	14135	14460	14792
ENT	39,533	44,283	47,437	12.0%	20.0%	2.29%	40440	41368	42318	43289
Cardiology	115,245	128,821	142,620	11.8%	23.8%	2.25%	117840	120494	123208	125983
Physical Therapy/Rehabilitation	318,993	355,970	415,548	11.6%	30.3%	2.22%	326067	333298	340690	348246
Miscellaneous Services	258,012	286,551	319,096	11.1%	23.7%	2.12%	263482	269069	274775	280601
Nephrology	6,286	6,976	7,623	11.0%	21.3%	2.10%	6417	6553	6690	6831
Podiatry	19,386	21,419	24,771	10.5%	27.8%	2.02%	19776	20174	20581	20996
Lab	542,260	591,503	656,504	9.1%	21.1%	1.75%	551769	561445	571291	581309
Pulmonology	17,350	18,774	18,629	8.2%	7.4%	1.59%	17626	17906	18190	18480
Gastroenterology	29,061	31,375	33,755	8.0%	16.1%	1.54%	29510	29965	30428	30897
Thoracic Surgery	648	700	745	8.0%	15.0%	1.54%	657	668	678	688
Evaluation and Management	1,272,483	1,369,888	1,509,962	7.7%	18.7%	1.49%	1291393	1310584	1330061	1349827
Neurology	21,189	22,702	24,819	7.1%	17.1%	1.39%	21482	21781	22083	22390
Oncology	17,947	19,211	20,955	7.0%	16.8%	1.37%	18193	18442	18695	18951
Neurosurgery	1,156	1,233	1,326	6.7%	14.7%	1.31%	1170	1186	1201	1217
Radiology	369,666	392,008	420,635	6.0%	13.8%	1.18%	374029	378445	382913	387434
Urology	12,099	12,767	13,565	5.5%	12.1%	1.08%	12230	12362	12495	12630
Cosmetic Procedures	9,907	10,446	10,994	5.4%	11.0%	1.07%	10012	10119	10227	10336
Dermatology	54,269	57,103	60,763	5.2%	12.0%	1.02%	54823	55384	55951	56524
Trauma	9,237	9,709	10,207	5.1%	10.5%	1.00%	9329	9422	9517	9612
General Surgery	7,514	7,818	8,336	4.0%	10.9%	0.80%	7573	7633	7694	7755
Gynecology	12,956	13,462	13,464	3.9%	3.9%	0.77%	13055	13155	13257	13359
Obstetrics	6,731	5,595	4,819	-16.9%	-28.4%	-3.63%	6486	6251	6024	5805

**Source:** The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).



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