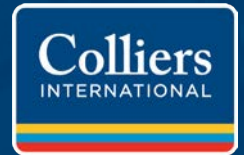


MEDICAL OFFICE SPACE FOR SALE OR LEASE >

Shorewood Professional Building

19685 Highway 7 | Shorewood, MN 55331



CONTACT US >

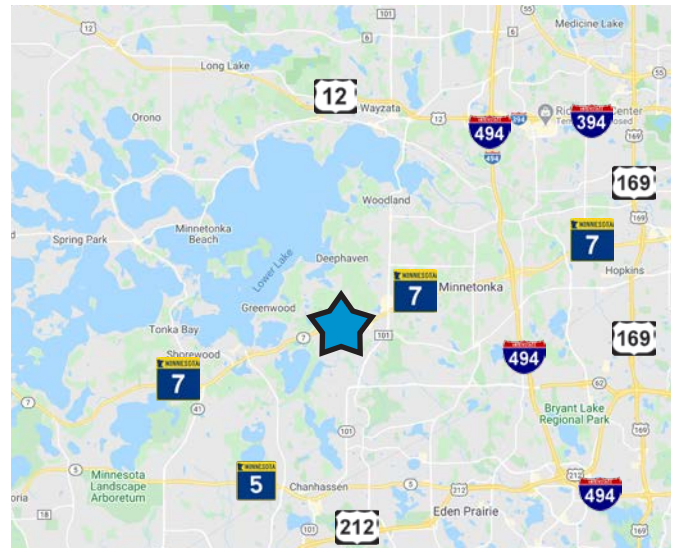
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FOR SALE OR LEASE > SHOREWOOD PROFESSIONAL BUILDING

BUILDING INFORMATION

| | |
|---------------|--|
| Location | 19685 Highway 7 Shorewood, MN 55331 |
| Building Size | 8,149 SF |
| Lot Size | 1.1 acres (47,833 SF) |
| County | Hennepin |
| PID# | 25.117.23.43.0071 |
| Year Built | 1997 |
| Zoning | PUD |
| Parking | 30 surface spaces 3.51/1,000 SF ratio |



FINANCIAL INFORMATION

| | |
|------------------|-------------|
| Net Rental Rates | \$19.50 PSF |
| Tax & Ops | TBD |
| Asking Price | Negotiable |
| 2020 RE Taxes | \$60,626 |

TRAFFIC COUNTS

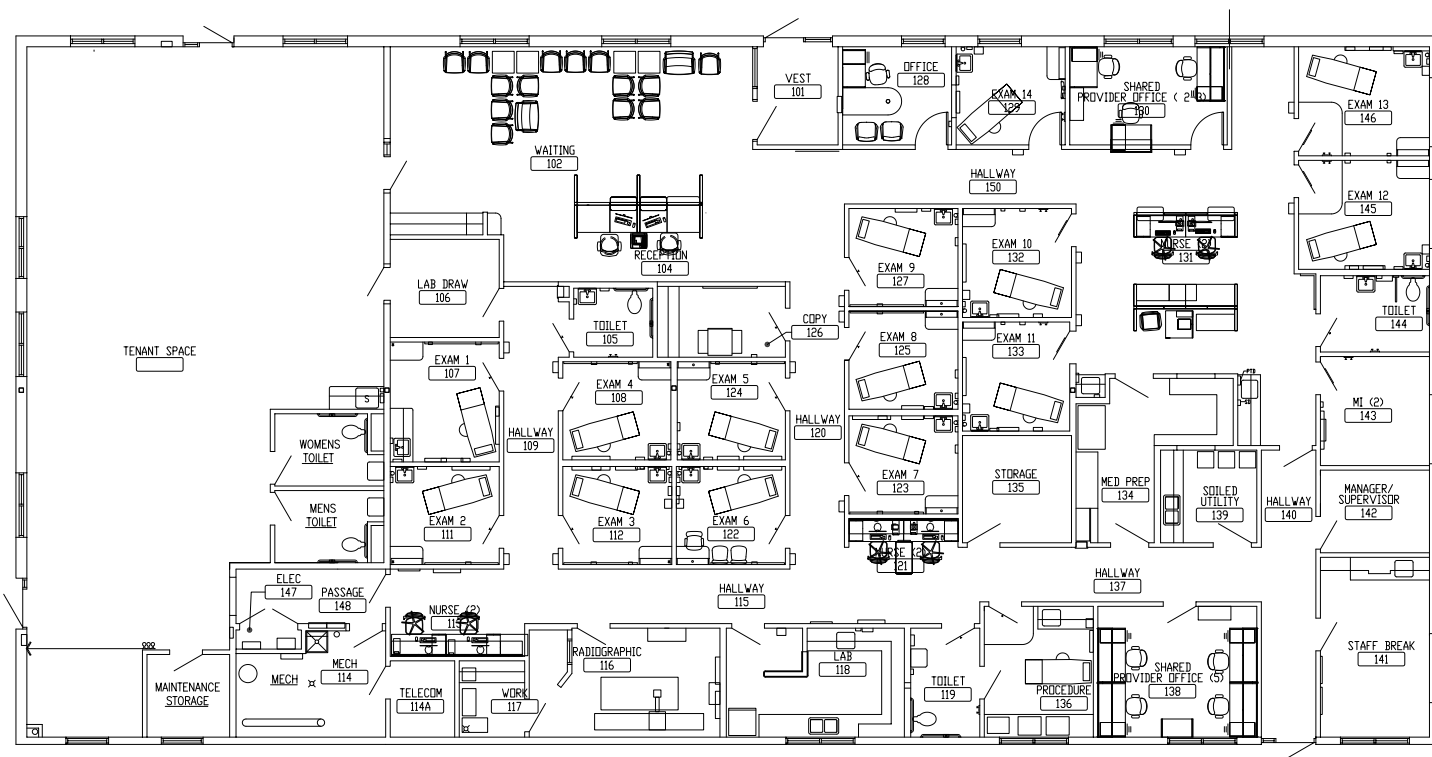
- > Highway 7: 40,000 vpd
- > Old Market Road: 2,000 vpd
- > Vine Hill Road: 2,900 vpd

DEMOGRAPHICS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|-------------------|-----------|-----------|-----------|
| Population | 5,144 | 45,354 | 106,005 |
| Median HH Income | \$124,341 | \$124,414 | \$118,529 |
| Average HH Income | \$153,898 | \$151,755 | \$148,973 |

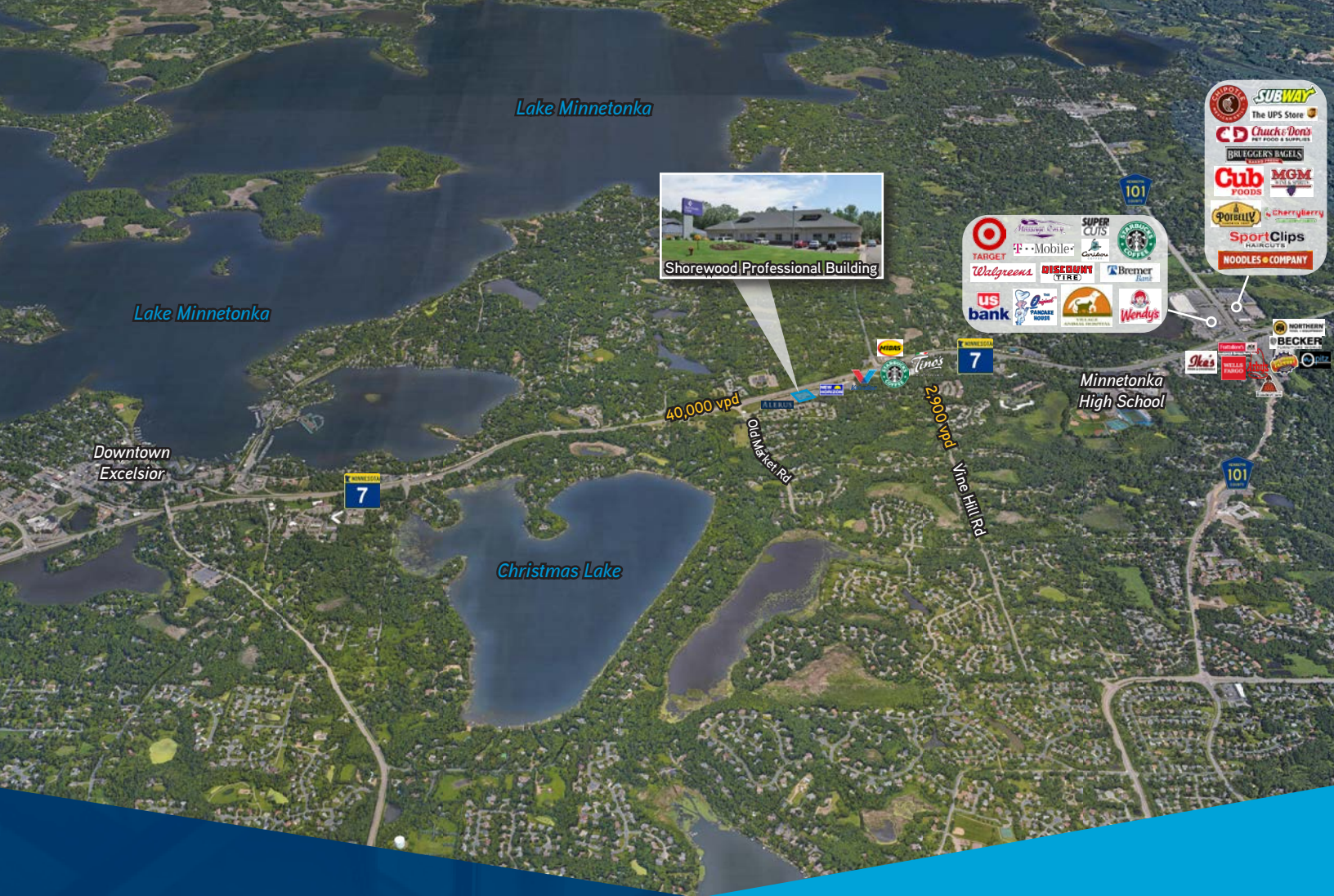


FLOOR PLAN >



HIGHLIGHTS >

- > 8,149 SF medical/office building
- > Great visibility to Highway 7
- > Prominent, highly visible signage opportunity
- > Currently built out for a single-tenant medical user, but could be easily converted to multi-tenant building
- > Many potential uses include: healthcare, dental, medispa, specialty care center, etc.
- > Convenient to area amenities
- > Traffic counts of 40,000 vpd (Highway 7)



SHOREWOOD PROFESSIONAL BUILDING > AMENITIES AERIAL

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