



Medical Space For Lease

303 Ridgeview | 303 E. Nicollet Blvd, Burnsville, MN 55337



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- Attractive common area finishes
- Connected to Fairview Ridges Hospital via indoor walkway
- Easy access from both 35E and 35W
- Covered patient drop-off

Building Size:

53,896 sq. ft.

Space Available:

1,768 - 2,209 sq. ft.

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BUILDING TENANTS:



TRAFFIC COUNT

104,000 vehicles on 35W/35E A.A.D.T.
(average annual daily traffic)



2025 ESTIMATED POPULATION

1 mile:	10,136
3 miles:	83,803
5 miles:	194,040



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile:	\$101,397
3 miles:	\$114,249
5 miles:	\$16,634

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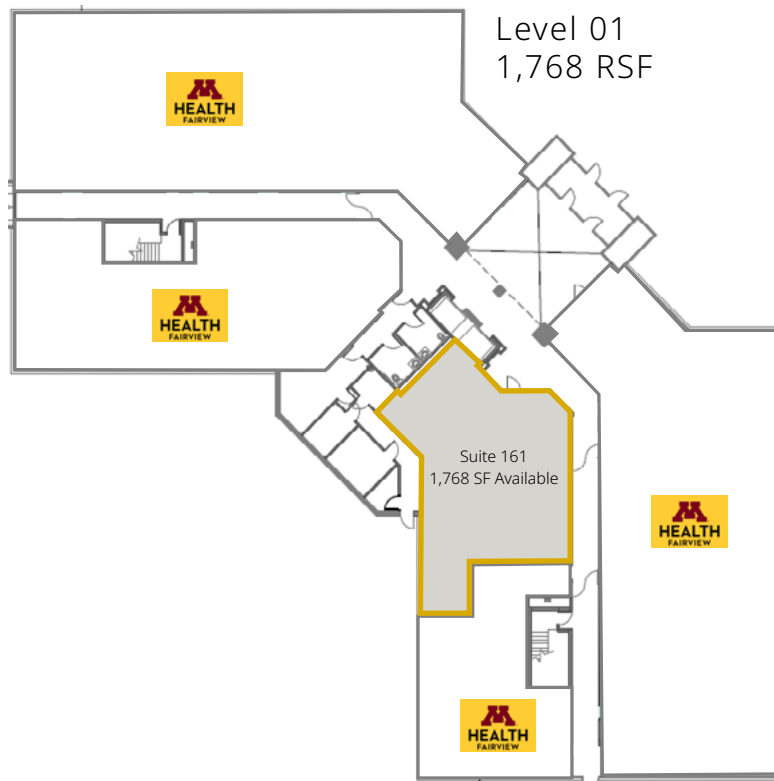
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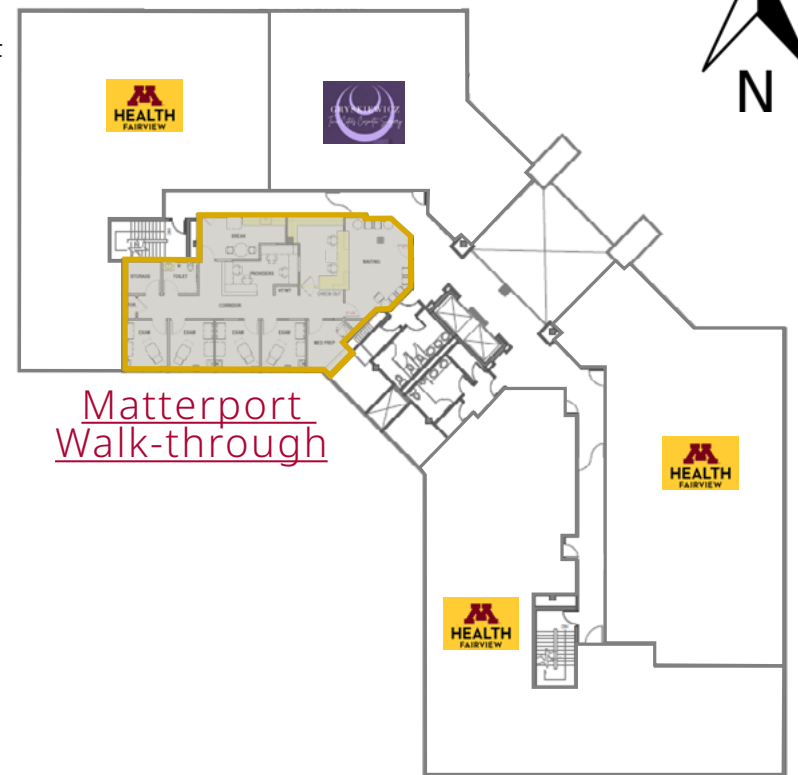
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Floor Plans



Level 03
2,209 RSF



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Interior Photos



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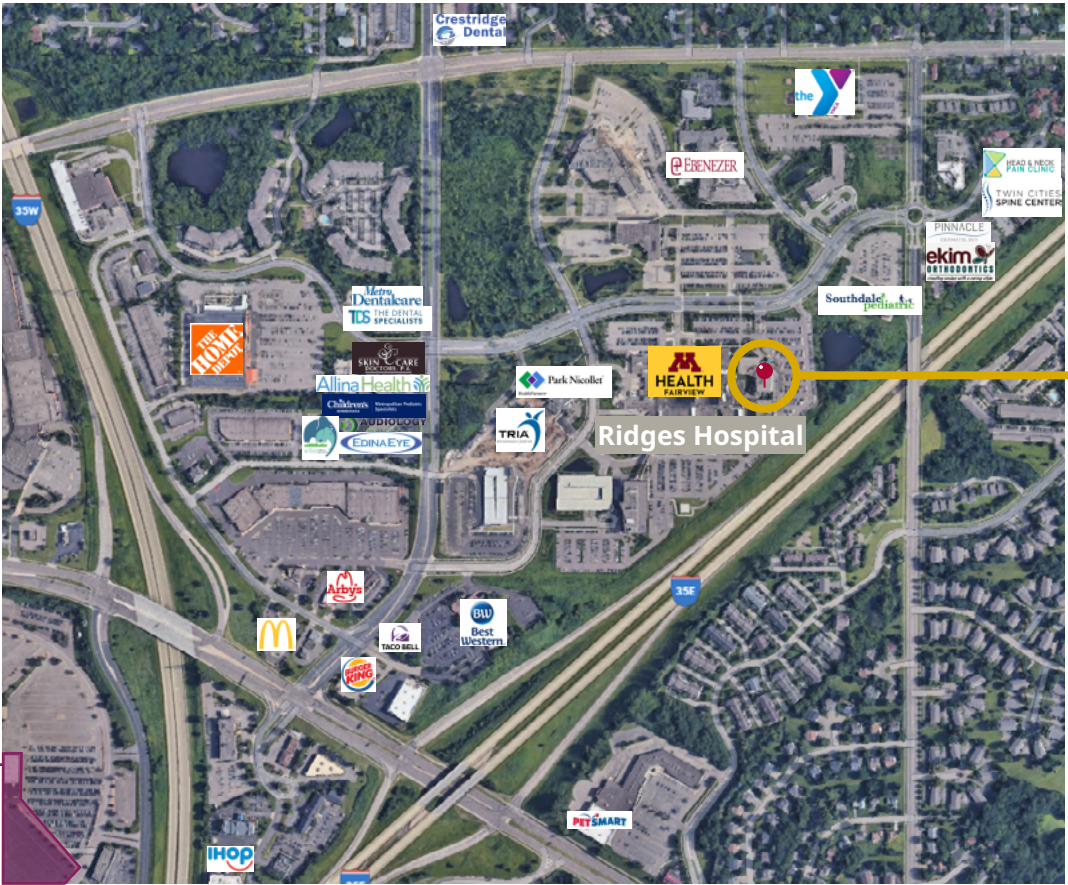


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Aerial View

Burnsville Center



303 Ridgeview

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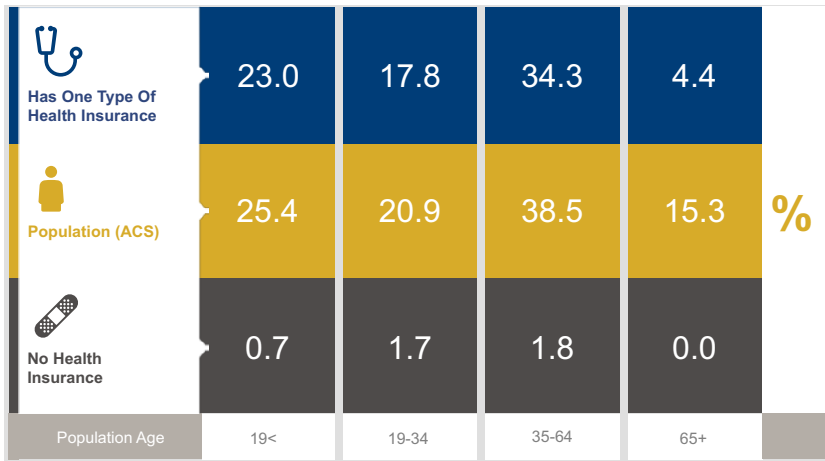
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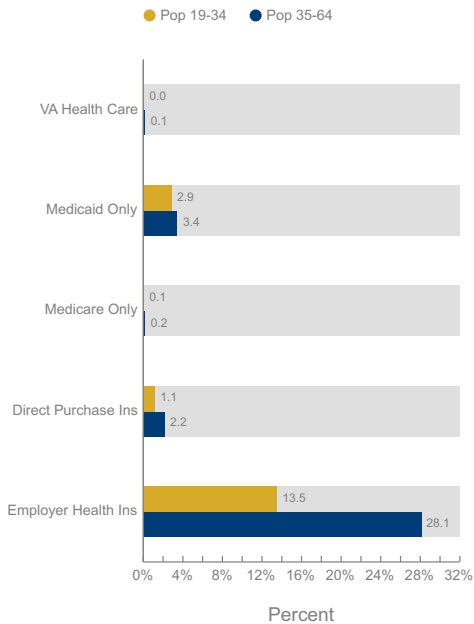
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,113.6
Physician Services	\$346.8
Dental Services	\$566.3
Eyecare Services	\$103.4
Lab Tests/X-rays	\$96.0
Hospital Room & Hospital Service	\$299.9



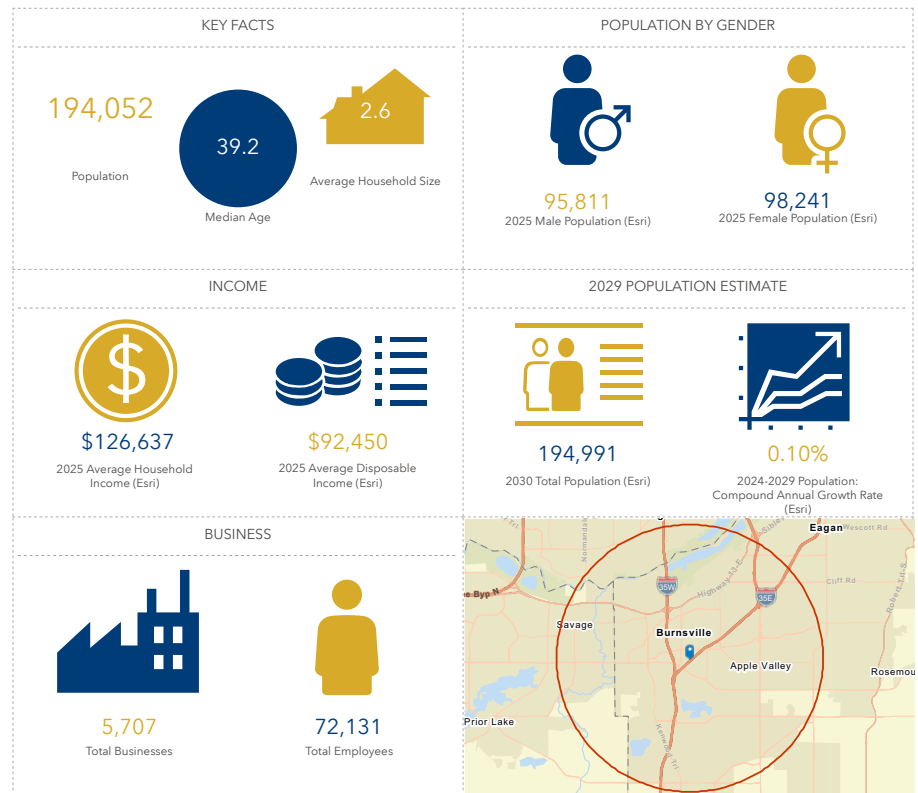
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The Burnsville Market

Top Employers	# of Employees	Type
Fairview Ridges Hospital	967	Healthcare
ISD #191	855	Government/Public
Burnsville City Hall	540	Government/Public
UPS Access Point	397	Distribution
Park Nicollet Clinic	300	Healthcare
Burnsville YMCA	299	Healthcare
ITW Electronic Assembly	230	Manufacturing
Home Depot	137	Retail Trade
Friedges Landscaping Inc.	125	Retail Trade
US Post Office	116	Government/Public
Best Western Premier	100	Hospitality

Key Facts



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