

29XX

Winners Circle Drive

Shakopee, MN 55379



Proposed 20,000 SF Medical Office Building
IN CANTERBURY PARK

PROPERTY OVERVIEW

HEALTHCARE FOR A GROWING COMMUNITY

This proposed Medical Office Building on Winners Circle Drive offers a fantastic opportunity for medical businesses seeking a strategic, high-visibility location. Positioned directly off major freeway, Hwy-169, the site provides exceptional accessibility and exposure, making it easy for patients to reach while ensuring strong daily visibility to passing traffic.

The surrounding area is experiencing significant growth, with new residential communities expanding the local population and driving increasing demand for healthcare services. In addition, nearby retail development is creating a vibrant, amenity-rich environment that enhances convenience and draws consistent activity to the area.

Supported by strong demographics and a growing consumer base, this outlot is ideally suited for a successful medical development, combining accessibility, visibility, and long-term market potential.

ADDRESS	29XX Winners Circle Drive, Shakopee, MN 55379
BUILDING SIZE	20,000 SF
PID	27-498-003-0
PARCEL SIZE	1.79 Acres
COUNTY	Scott
PARKING	TBD
CURRENT ZONING	PUD: Planned Unit Development

2025 DEMOGRAPHICS

*Based on a 5-mile radius



97,959
Daytime
Population



101,846
Estimated
Population



\$162,040
Average
Household Income



36,445
Households

PROJECTED GROWTH (2030)

*Based on a 5-mile radius



103,753
Estimated
Population



\$173,533
Average
Household Income



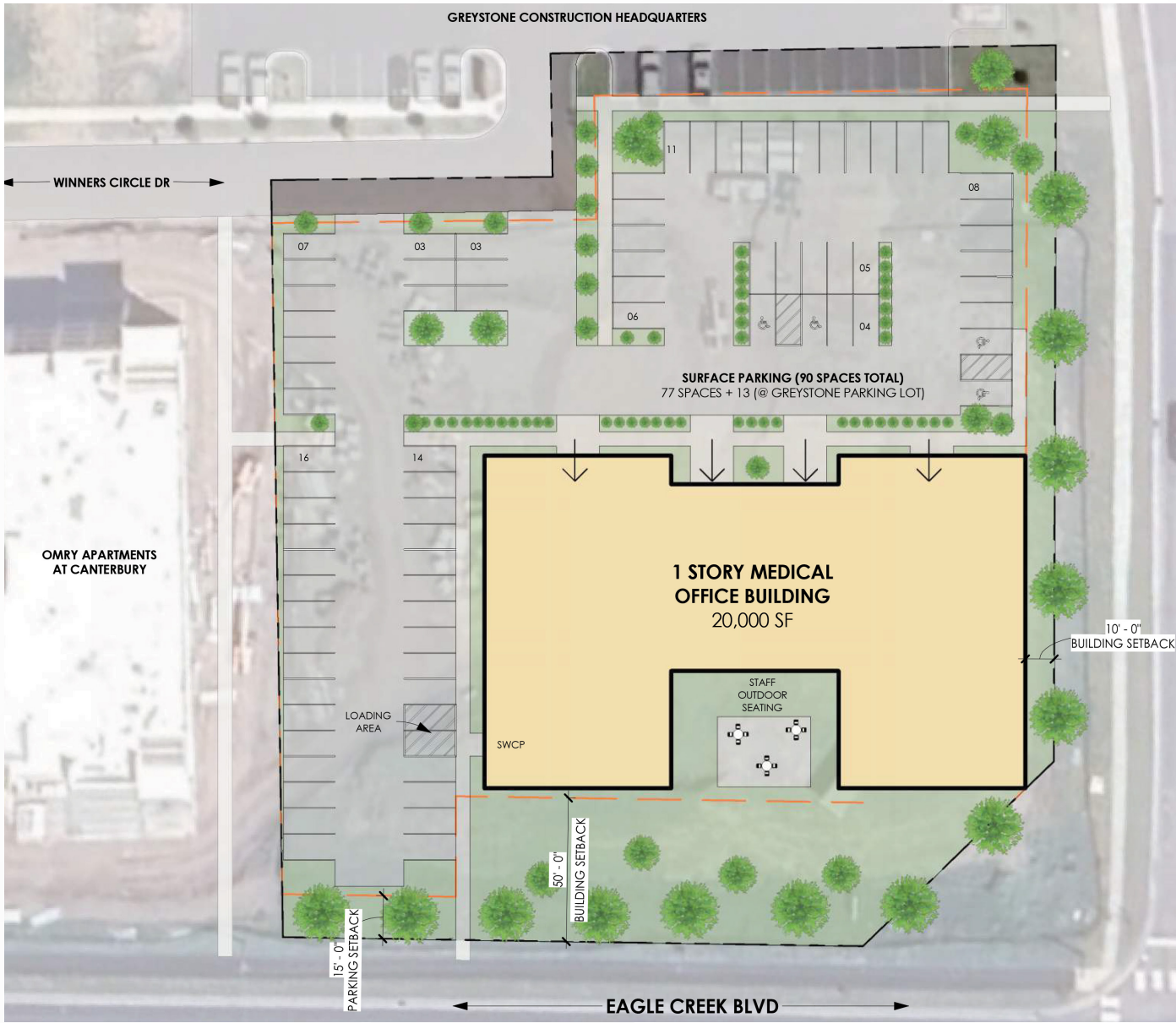
37,185
Households



SITE PLAN OPTIONS

Site plan options provided can be changed based on tenant needs. True Build to Suit option available.





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Site plan options provided can be changed based on tenant needs. True Build to Suit option available.



PROPOSED BUILDING OPTIONS

- Direct Entry
- Individual patient entrances
- Flexible demising opportunities
- Shared parking and site access

Option 1A	1-Story: 20,000 SF, 89 Parking Spaces
Option 1B	1-Story: 20,000 SF, 90 Parking Spaces
Option 2	2-Story: 30,000 SF, 134 Parking Spaces



Option 1A



Option 1B



Option 2

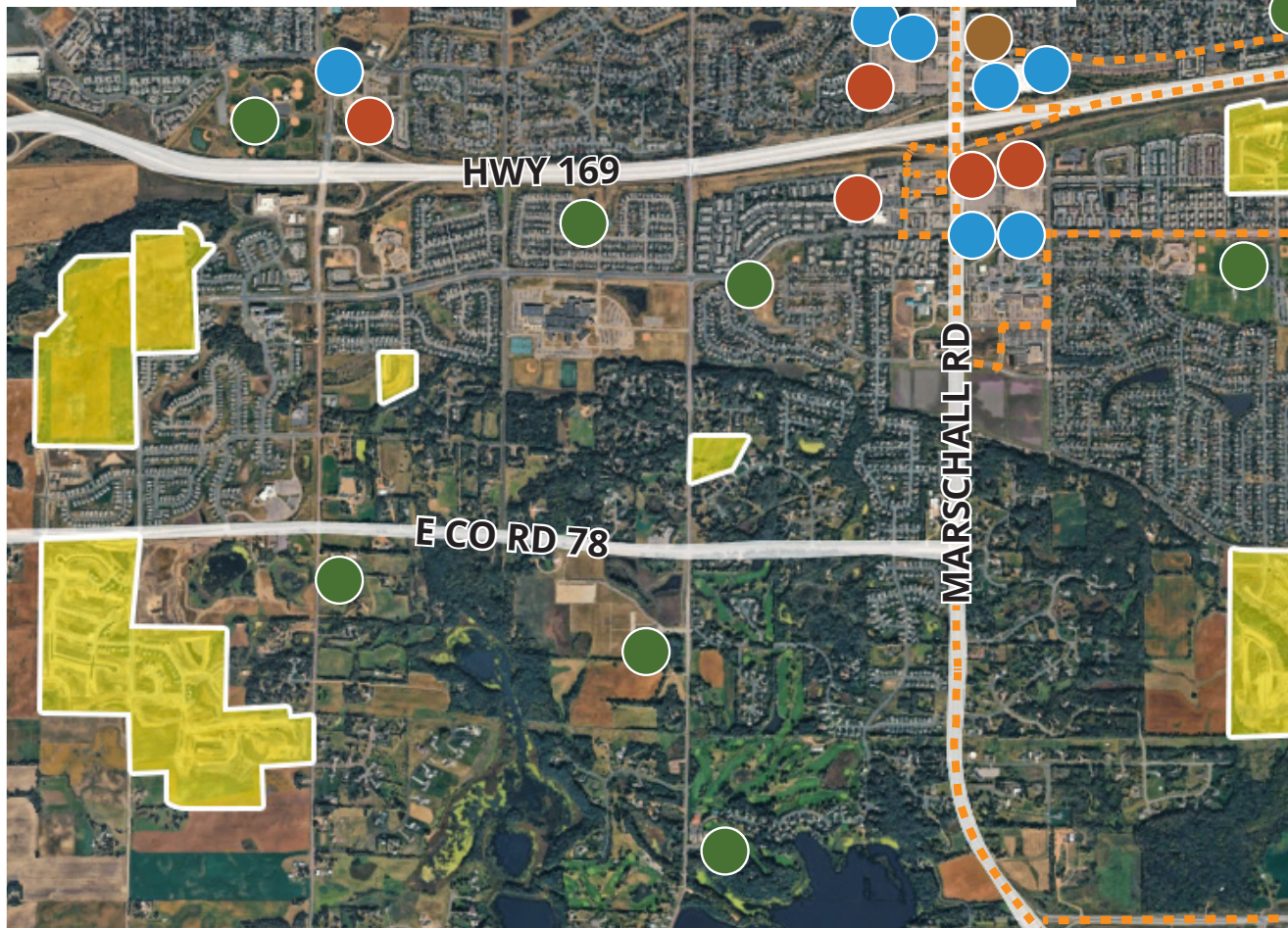


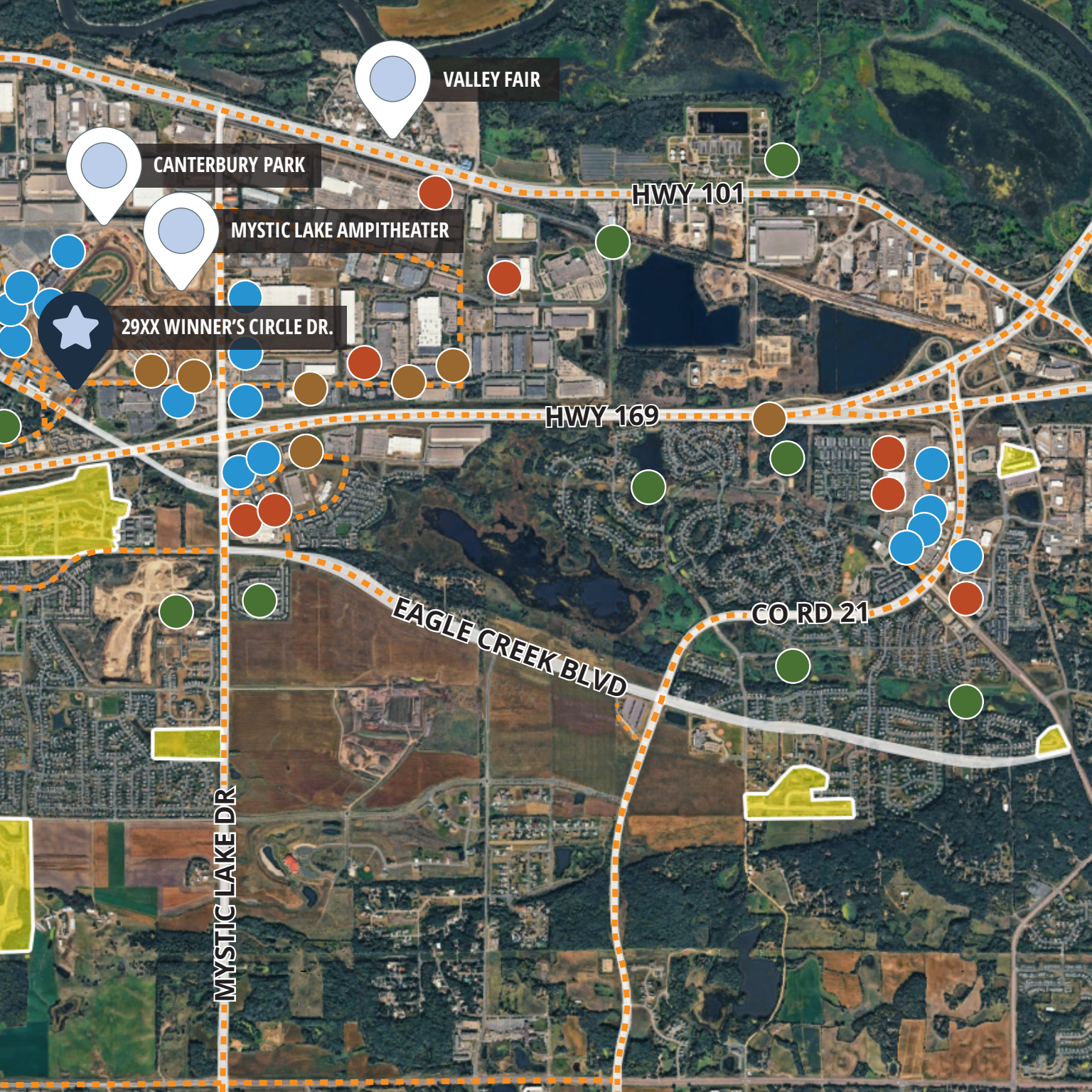
CONTINUED RESIDENTIAL GROWTH

GROWING OPPORTUNITY IN SHAKOPEE

Just 25 minutes southwest of Minneapolis, Shakopee is a growing community with a strong business base and excellent accessibility via Highway 169. The city is home to major attractions such as Canterbury Park and Valleyfair, while also supporting a diverse mix of employers and amenities that make it a dynamic place to live and work.

- Restaurants
- Housing Developments
- Hotels
- Shopping
- Parks & Bike Trails
- MVTA Routes





VALLEY FAIR



CANTERBURY PARK



MYSTIC LAKE AMPITHEATER



29XX WINNER'S CIRCLE DR.

HWY 101

HWY 169

EAGLE CREEK BLVD

CO RD 21

MYSTIC LAKE DR

CANTERBURY COMMONS

Canterbury Commons is the premier mixed-use development in the Minneapolis–St. Paul Southwest Metro. Adjacent to Canterbury Park, this emerging community is designed for a modern era, offering unique spaces to live, stay, work, and play—bringing new energy and opportunity to Shakopee. Additional development opportunities available.



- | | | | | | |
|----------|----------------------------|-----------|------------------------|-----------|-------------------------|
| 1 | Triple Crown Residences | 7 | Discover Strength | 13 | Mystic Lake Ampitheater |
| 2 | Development Opportunity | 8 | OG Zaza Pizza | 14 | Practice Track Facility |
| 3 | Badger Hill Brewing | 9 | Mr. Pig's Smokery | 15 | Greystone Construction |
| 4 | Bravi's Craft Mexican | 10 | OMRY Apartments 55+ | | |
| 5 | Next Steps Learning Center | 11 | Future Office Building | | |
| 6 | Boardwalk Kitchen & Bar | 12 | Danny's Construction | | |



MYSTIC LAKE AMPITHEATER

NOW OPEN

The Mystic Lake Amphitheater, a state-of-the-art outdoor venue with a 19,000-seat capacity, debuted on June 20th, 2026 as a key part of the Canterbury Commons development in Shakopee. Managed by Live Nation, the venue offers 30 – 45 live performances each season, complete with premium suites and expansive lawn seating. It is expected to provide a substantial economic boost to the surrounding community.



19,000

Seat Capacity



30-45

Shows Per
Season



**Luxury
Suites**

And Lawn Seating



**Economic
Growth**

For the Local Area





WINNERS CIRCLE DEVELOPMENT + CANTERBURY ENTERTAINMENT DISTRICT



BRAVI'S



GREYSTONE CONSTRUCTION



OMRY APTS



**DISCOVER STRENGTH,
OG ZAZA, MR. PIG'S SMOKERY**



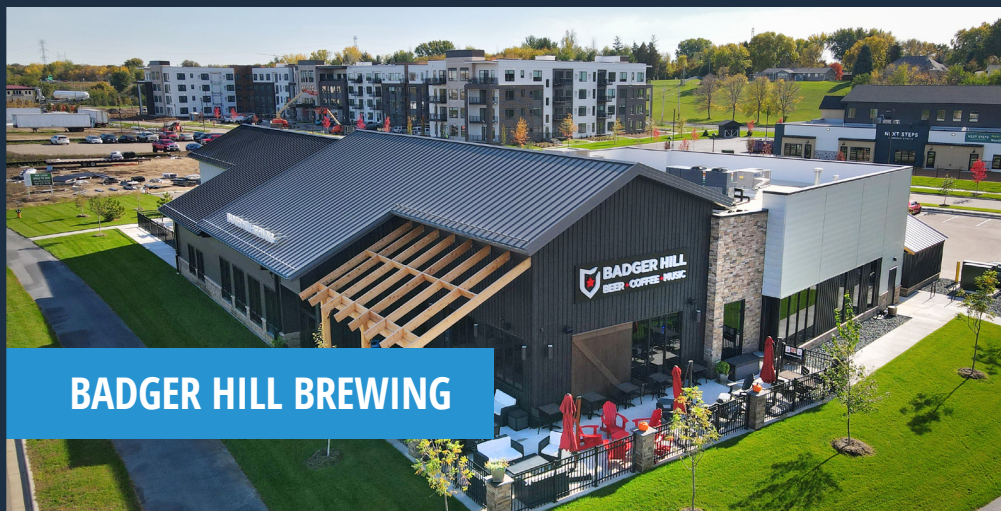
**NEXT STEPS
LEARNING CENTER**



DANNY'S CONSTRUCTION



BOARDWALK KITCHEN & BAR

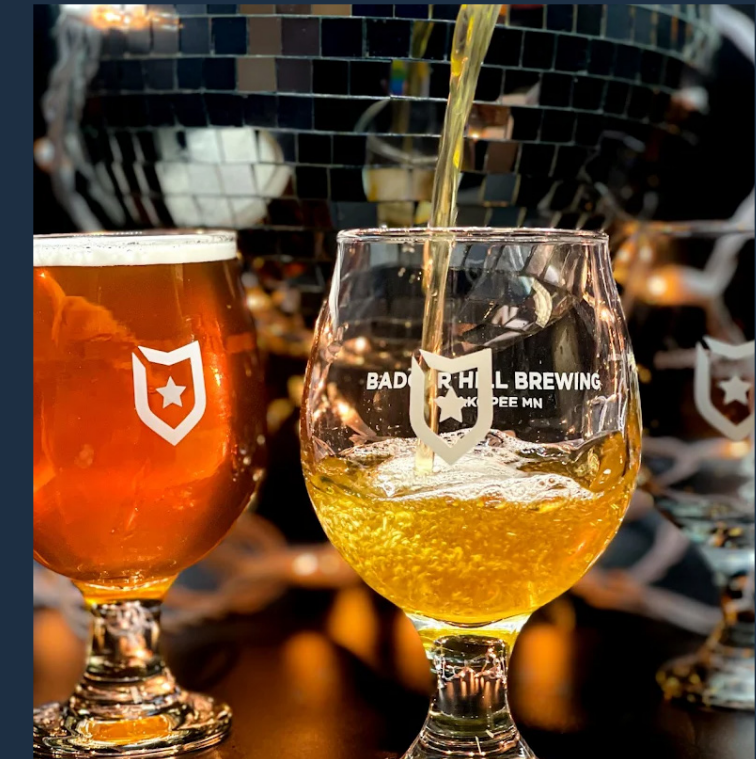


BADGER HILL BREWING



BOARDWALK KITCHEN & BAR

A wide-angle shot of the Badger Hill Brewing facility, showing several large stainless steel brewing tanks and complex piping systems in a modern industrial setting. A blue banner in the top right corner reads "BADGER HILL BREWING".





BRAVI'S



MARKET SCENARIO PLANNER

DATA/ANALYTICS | MARKET SCENARIO PLANNER – OUTPATIENT

SERVICE LINE	2024 VOLUME	2029 VOLUME	2034 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	1,909	2,383	2,629	24.8%	37.7%
Psychiatry	121,701	139,558	145,730	14.7%	19.7%
Physical Therapy	227,170	259,568	289,701	14.3%	27.5%
Spine	1,718	1,949	2,096	13.5%	22.0%
Vascular	14,000	15,579	17,150	11.3%	22.5%
Cardiology	82,525	91,823	101,648	11.3%	23.2%
Ophthalmology	74,834	82,391	89,412	10.1%	19.5%
Misc Services	177,699	195,321	212,446	9.9%	19.6%
Podiatry	13,063	14,325	15,756	9.7%	20.6%
Pain Management	9,719	10,574	11,293	8.8%	16.2%
ENT	28,825	31,356	34,060	8.8%	18.2%
Lab	376,899	409,402	440,689	8.6%	16.9%
Orthopedics	26,181	28,129	30,704	7.4%	17.3%
Oncology	13,134	14,087	14,995	7.3%	14.2%
Nephrology	4,602	4,870	5,053	5.8%	9.8%
Evaluation & Mgmt	933,083	980,181	998,533	5.0%	7.0%
Neurology	14,949	15,673	16,350	4.8%	9.4%
Trauma	6,427	6,737	7,042	4.8%	9.6%
Radiology	250,559	261,803	273,990	4.5%	9.4%
Cosmetic Procedures	6,869	7,127	6,997	3.8%	1.9%

ANNUAL VOLUME ESTIMATES BASED ON 5 YR CAGR

SERVICE LINE	5 YR COMPOUND ANNUAL GROWTH RATE (CAGR)	2025 VOLUME ESTIMATE	2026 VOLUME ESTIMATE	2027 VOLUME ESTIMATE	2028 VOLUME ESTIMATE
Endocrinology	4.53%	1,995	2,086	2,180	2,279
Psychiatry	2.78%	125,079	128,551	132,120	135,788
Physical Therapy	2.70%	233,308	239,613	246,088	252,738
Spine	2.56%	1,761	1,806	1,852	1,900
Vascular	2.16%	14,302	14,611	14,927	15,249
Cardiology	2.16%	84,306	86,125	87,984	89,883
Ophthalmology	1.94%	76,288	77,769	79,280	80,820
Misc Services	1.91%	181,091	184,548	188,071	191,661
Podiatry	1.86%	13,306	13,554	13,806	14,063
Pain Management	1.70%	9,883	10,051	10,222	10,396
ENT	1.70%	29,314	29,811	30,317	30,832
Lab	1.67%	383,185	389,578	396,077	402,684
Orthopedics	1.45%	26,559	26,943	27,332	27,727
Oncology	1.41%	13,319	13,507	13,697	13,890
Nephrology	1.14%	4,654	4,707	4,760	4,815
Evaluation & Mgmt	0.99%	942,318	951,644	961,063	970,575
Neurology	0.95%	15,091	15,234	15,379	15,525
Trauma	0.94%	6,487	6,549	6,611	6,673
Radiology	0.88%	252,768	254,997	257,246	259,514
Cosmetic Procedures	0.74%	6,919	6,970	7,022	7,074

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.

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CONTACT US

Louis Suarez CCIM, SIOR
Senior Vice President
+1 952 37 3061
louis.suarez@colliers.com

Misty Bowe CCIM
Senior Vice President
+1 952 897 7713
misty.bowe@colliers.com

Colliers.com
1600 Utica Ave S, Suite 300
St. Louis Park, MN 55416

