

AVAILABLE SPACE

165 Commerce Drive West | Belle Plaine, MN

1,231 SF



Katie Trevena
Senior Vice President
(612) 481-1699
Katie.Trevena@ForteREP.com
www.ForteREP.com



Jaime Dritz
Associate Real Estate Advisory
(612) 968-0892
Jaime.Dritz@ForteREP.com
www.ForteREP.com



FORTE
REAL ESTATE PARTNERS

SPACE FEATURES

165 Commerce Drive West | Belle Plaine, Minnesota

Building Information

Year Built 2016

Floors 1

Terms

Rate Negotiable

Space Available First Floor- 1,231 RSF

Tax & Cam Total: \$15.45 PSF

Listing Highlights

- Modern healthcare space in a growing South Metro
- Highly visible location with convenient regional access
- Designed to support efficient patient flow and clinical operations
- Flexible space options to accommodate a range of healthcare providers



Katie Trevena

Senior Vice President

(612)481-1699

Katie.Trevena@ForteREP.com

www.ForteREP.com

Jaime Dritz

Associate Real Estate Advisory

(612)968-0892

Jaime.Dritz@ForteREP.com

www.ForteREP.com

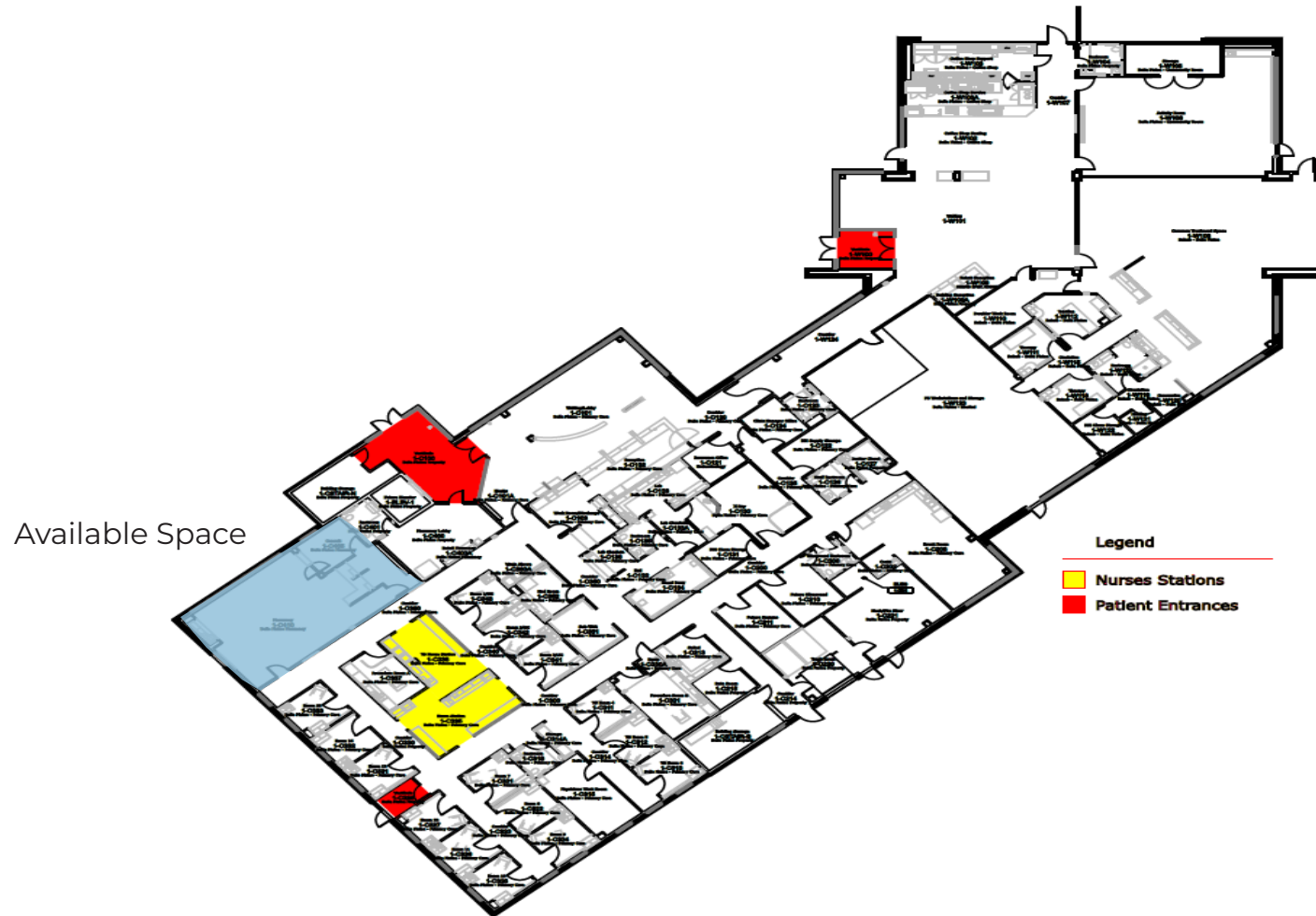


FORTE

REAL ESTATE PARTNERS

FIRST FLOOR - 1,231 SF

165 Commerce Drive West | Belle Plaine, Minnesota



Katie Trevena

Senior Vice President

(612)481-1699

Katie.Trevena@ForteREP.com

www.ForteREP.com

Jaime Dritz

Associate Real Estate Advisory

(612)968-0892

Jaime.Dritz@ForteREP.com

www.ForteREP.com



FORTE

REAL ESTATE PARTNERS

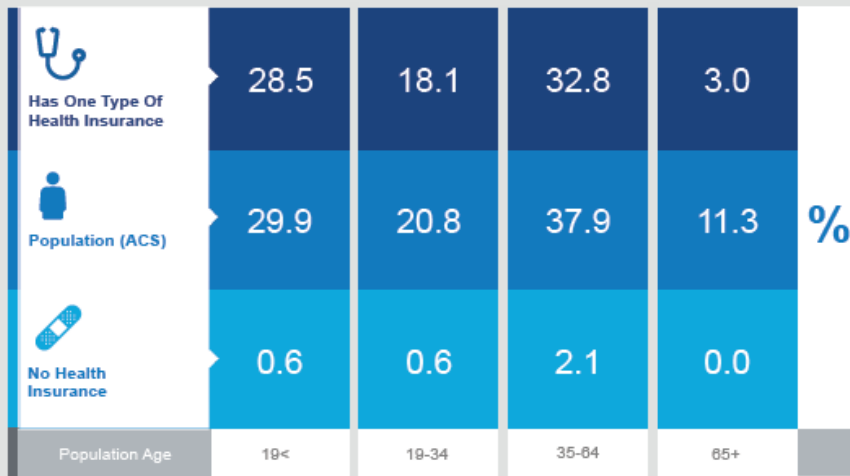
STATISTICS

165 Commerce Drive West | Belle Plaine, Minnesota

Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

Learn more about this data: <https://trinc.esri.com/ent/esri-demographics/data/us-info.htm>



Population



8,535
Civilian Noninstitutionalized Population (ACS)



This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2014-2018, 2020.
© 2020 Esri

Exercise (Percent of Adults)



31.2%
Exercise at home 2+ times per week



15.1%
Exercise at club 2+ times per week

Health Care Expenditure



\$3,839
Annual Health Insurance Expenditures



\$2,117
Medical Care



Medicare:
Population 65+

225
Medicare Only

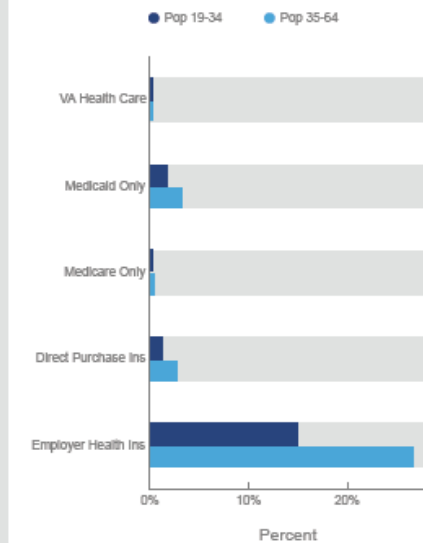
411
Direct-Purch & Medicare

85
Employer & Medicare

67
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,131.1
Medicare Payments	\$379.1
Physician Services	\$287.7
Dental Services	\$410.8
Eyecare Services	\$71.6
Lab Tests/X-rays	\$76.5
Hospital Room & Hospital Service	\$214.1
Convalescent/Nursing Home Care	\$12.7

Health Insurance Coverage (ACS)



Katie Trevena

Senior Vice President
(612)481-1699
Katie.Trevena@ForteREP.com
www.ForteREP.com

Jaime Dritz

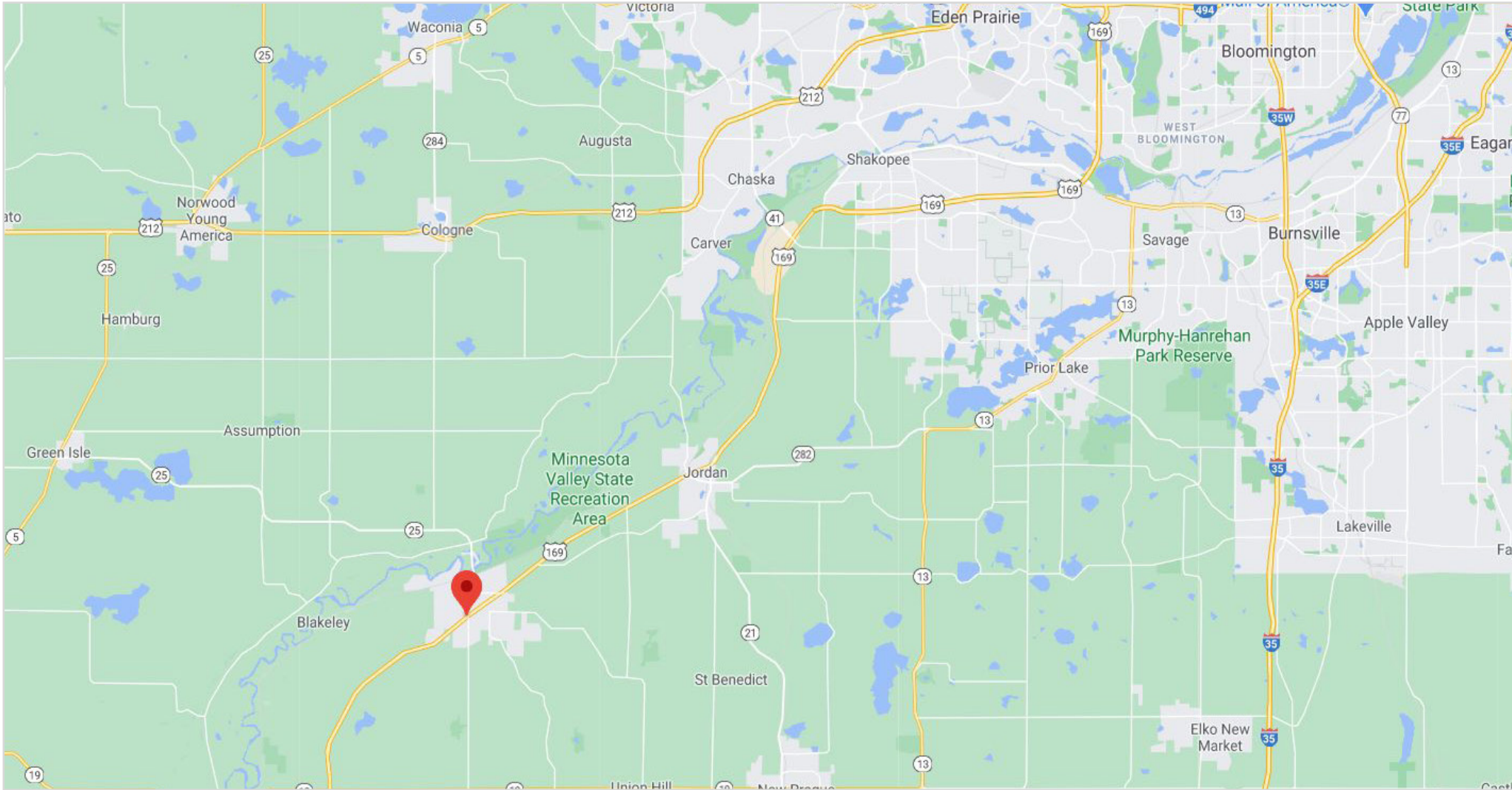
Associate Real Estate Advisory
(612)968-0892
Jaime.Dritz@ForteREP.com
www.ForteREP.com



FORTE
REAL ESTATE PARTNERS

MAP

165 Commerce Drive West | Belle Plaine, Minnesota



Katie Trevena

Senior Vice President

(612)481-1699

Katie.Trevena@ForteREP.com

www.ForteREP.com

Jaime Dritz

Associate Real Estate Advisory

(612)968-0892

Jaime.Dritz@ForteREP.com

www.ForteREP.com

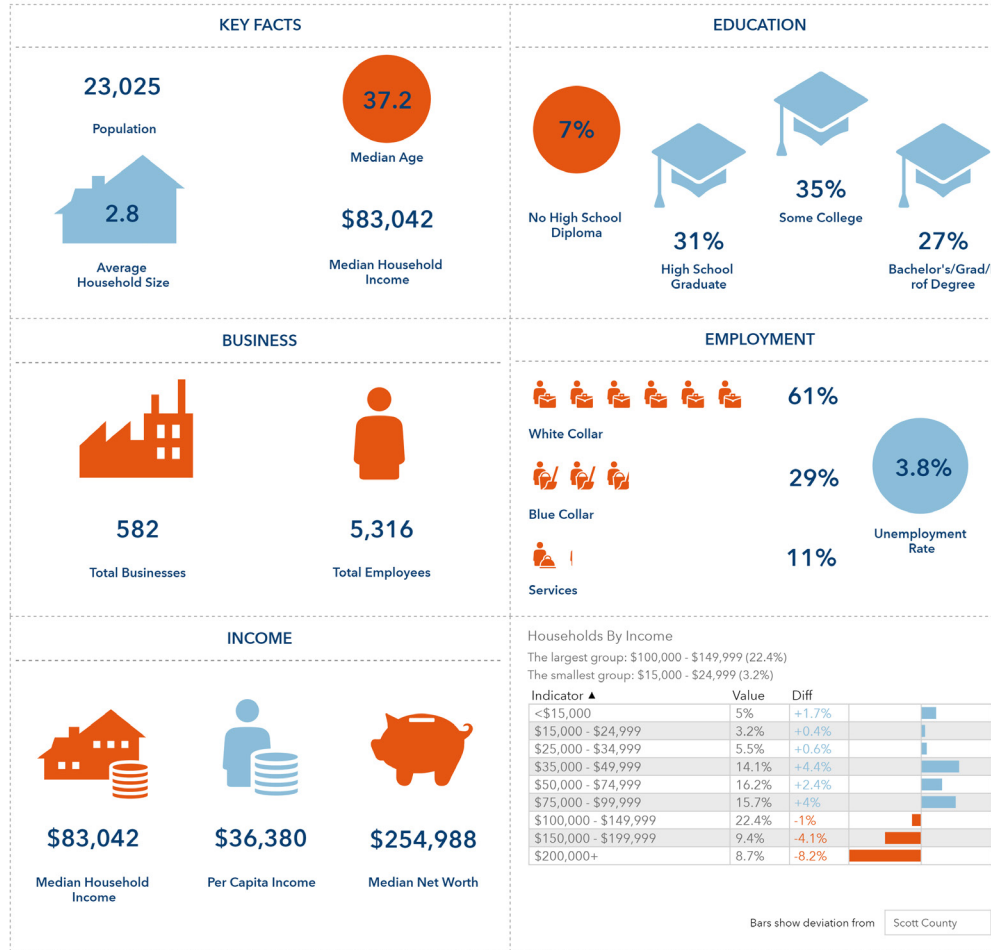


FORTE

REAL ESTATE PARTNERS

DEMOGRAPHICS

165 Commerce Drive West | Belle Plaine, Minnesota



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.
 ©2021 Esri Page 2 of 2

© 2021 Esri
 August 6, 2021

Katie Trevena
 Senior Vice President
 (612)481-1699
 Katie.Trevena@ForteREP.com
 www.ForteREP.com

Jaime Dritz
 Associate Real Estate Advisory
 (612)968-0892
 Jaime.Dritz@ForteREP.com
 www.ForteREP.com

