

RETAIL FOR LEASE

SAVAGE CROSSINGS

7705 Egan Drive | Savage, MN 55378

TRANSWESTERN
REAL ESTATE
SERVICES



PROPERTY SUMMARY

LOCATION: SEQ Egan Drive & Hwy 13 | Savage, MN
BUILDING GLA: 15,400 sq. ft.
PARKING: 95 surface spaces
VISIBILITY: 22,407 vpd on Cty Rd 42
 20,100 vpd on Hwy 13

AVAILABILITY

FOR LEASE: 2,900 sq. ft. endcap
CAM + TAXES: \$15.57 psf total 2023 est.
 (\$7.24 psf CAM/Ins + \$8.33 psf Taxes)

DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
Population	11,693	48,093	113,587
Average HH Income	\$142,711	\$137,459	\$123,188
Median HH Income	\$109,006	\$115,403	\$99,301

HIGHLIGHTS

Located at the main intersection of Hwy 13 and Cty Rd 42 in the Super Target anchored development.

Excellent visibility, easy access and is located in a high income area.

Co-tenants include Caribou, T-Mobile, Oishii Ramen, and One Fine Day Salon.



NEIGHBORING RETAILERS



SAVAGE CROSSINGS SITE PLAN

