

RETAIL FOR LEASE

SAVAGE CROSSINGS

7705 Egan Drive | Savage, MN 55378

20,900 vpd

GOODYEAR

Mainstream Boutiq
MATHNASIUM
The Math Learning Center

ron's
cleaners
CLEARWATER
CHIROPRACTIC

B. SALY
BEAUTY SUPPLY
Chuck & Don's
PET FOOD OUTLET
Great Clips
Massage Envy
SPA
SUPER DRAGON
T-Mobile
DAVANT'S
PIZZA & BISTRO

23,000 vpd

County Road 42

26,500 vpd

SITE

20,100 vpd

Highway 13

Sprint
Koko
FitClub
\$5
TAN
KIDCREATE
STUDIO

Pizza
hut
kids
coun
Snap
NAPA
FS
HealthSource

CONTACT
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TRANSWESTERN®

OVERVIEW



PROPERTY INFORMATION

- Location: SEQ Egan Dr & Hwy 13 | Savage, MN
- Building GLA: 15,400 sf
- Parking: 95 surface spaces



AVAILABLE

- Suite 7709: 1,670 SF (Inline)
- Suite 7705: 2,950 SF (Endcap)

2020 EST. CAM & TAX

- \$15.59 PSF Total
(\$7.42 psf CAM & \$8.17 PSF Taxes)



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	7,635	42,204	105,159
Total Employees	\$90,921	\$93,108	\$79,276
Average HH Income	\$114,643	\$110,806	\$118,766

* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



TRAFFIC COUNTS

- 25,000 vpd - Egan Dr/Cty Rd 42
- 20,100 vpd - Hwy 13



COMMENTS

- This site is located at the main intersection of Highway 13 and County Road 42 in the Super Target anchored development. The site offers excellent visibility, easy access and located in a high income area.



AREA TENANTS





OVERALL SITE PLAN

Savage Crossings

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