

RETAIL SPACE | FOR LEASE

**7444 EGAN DRIVE**

Savage, MN 55378



**TRANSWESTERN**

REAL ESTATE  
SERVICES



**Molly Townsend** 612.359.1693 | [molly.townsend@transwestern.com](mailto:molly.townsend@transwestern.com)



# OVERVIEW



## PROPERTY INFORMATION

- Location: 7444 Egan Drive | Savage, MN
- Building Size: 9,700 sf
- Signage: Building & pylon signage available



## AVAILABLE

- 5,460 sf

## 2022 EST OPEX

- \$12.75 psf (\$4.50 psf CAM + \$8.25 psf Taxes)



## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	9,595	52,613	121,599
Median HH Income	\$133,334	\$123,541	\$109,572
Average HH Income	\$173,951	\$159,432	\$142,502

\* Sources: ESRI 2022 est & MN Dept of Transportation 2021 Study avgs are per day total cars



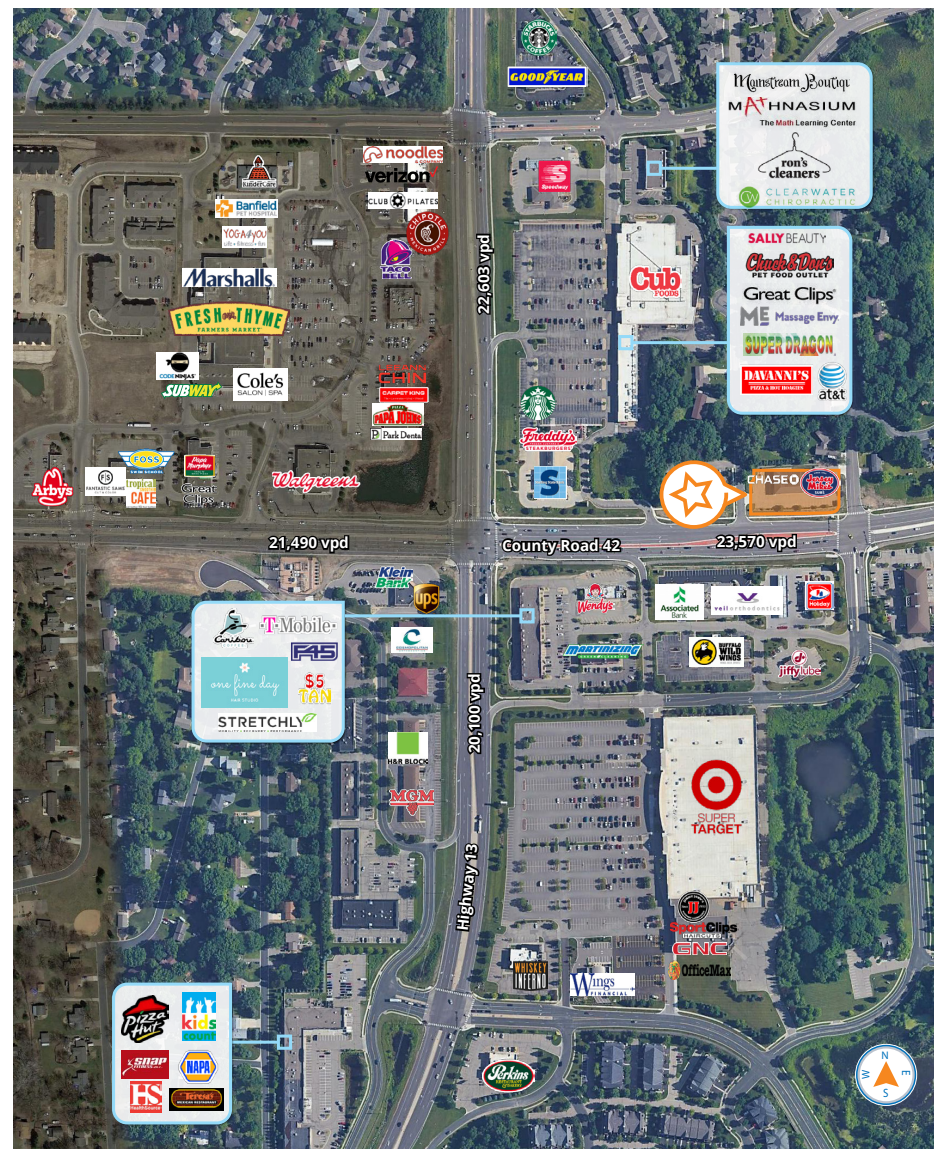
## TRAFFIC COUNTS

- 23,570 vpd on Egan Drive
- 22,603 vpd on Highway 13



## COMMENTS

- Located in the main retail area of Savage
- High income area with high residential growth
- Great visibility and access
- Join Jersey Mike's & Chase Bank
- Surrounding retailers include: Super Target, Cub Foods, Fresh Thyme, Marshall's, Caribou & Starbucks



# SITE PLAN

7444 Egan Dr | Savage, MN



REALTY  
RESOURCES  
MEMBER

