

RETAIL FOR LEASE

SAVAGE CROSSINGS

7705 Egan Drive | Savage, MN 55378



TRANSWESTERN

REAL ESTATE
SERVICES



OVERVIEW



PROPERTY INFORMATION

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



AVAILABLE

- Suite 7705: 2,950 SF (Endcap)
- Suite 7729: 969 SF (In-line)

2021 EST. CAM & TAX

- \$15.18 PSF Total
(\$6.87 PSF CAM/Ins. + \$8.31 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 Drive/County Road 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 is located in a high income area.



AREA TENANTS



SITE PLAN

Savage Crossings



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REALTY
RESOURCES

