

RETAIL FOR LEASE

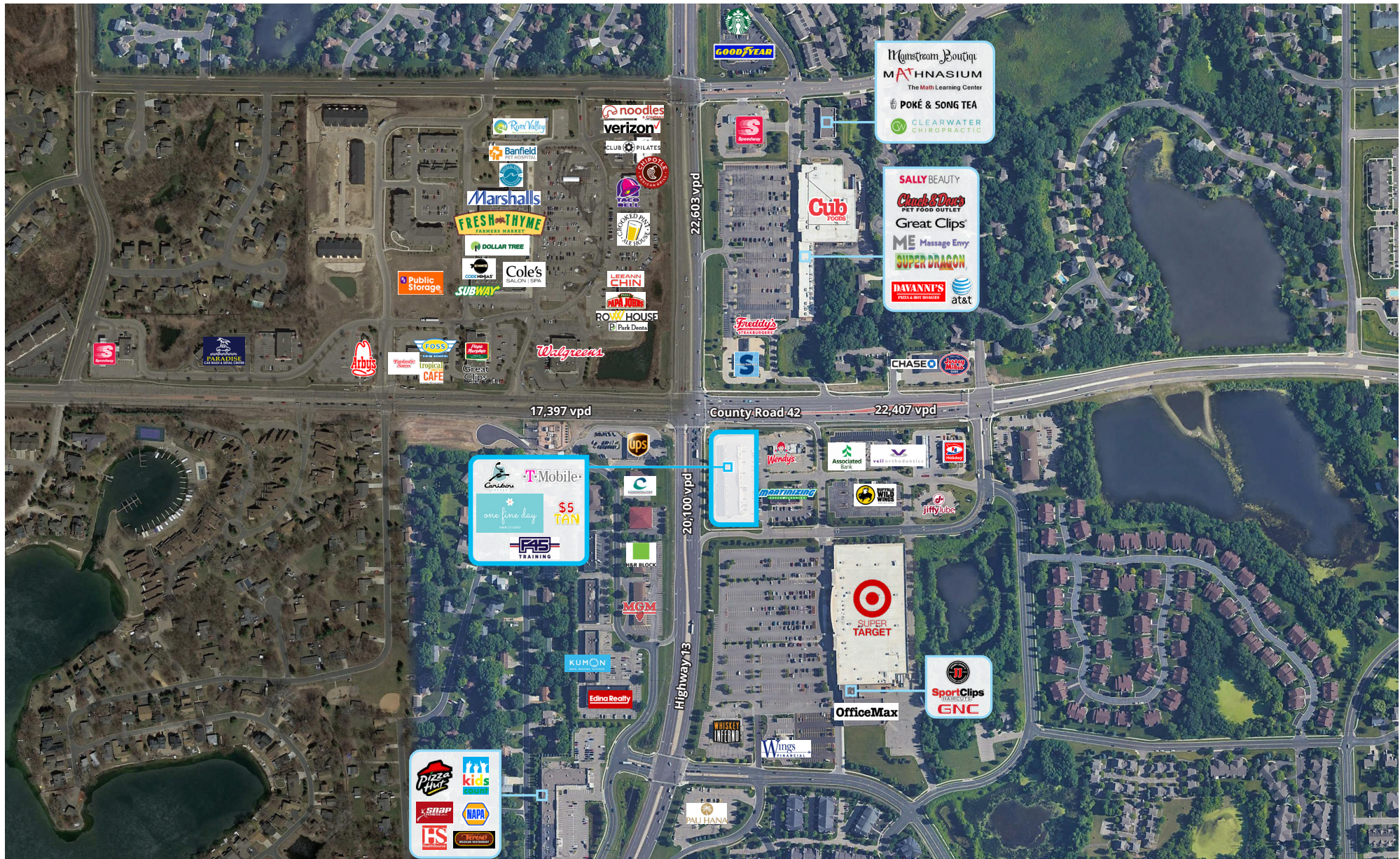
SAVAGE CROSSINGS

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

#7709: 1,660 sq. ft. leased but available

#7737: 1,262 sq. ft.

CAM + TAXES: \$15.60 psf total 2025 est.
(\$7.42 psf CAM + \$8.18 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.

CONTACT

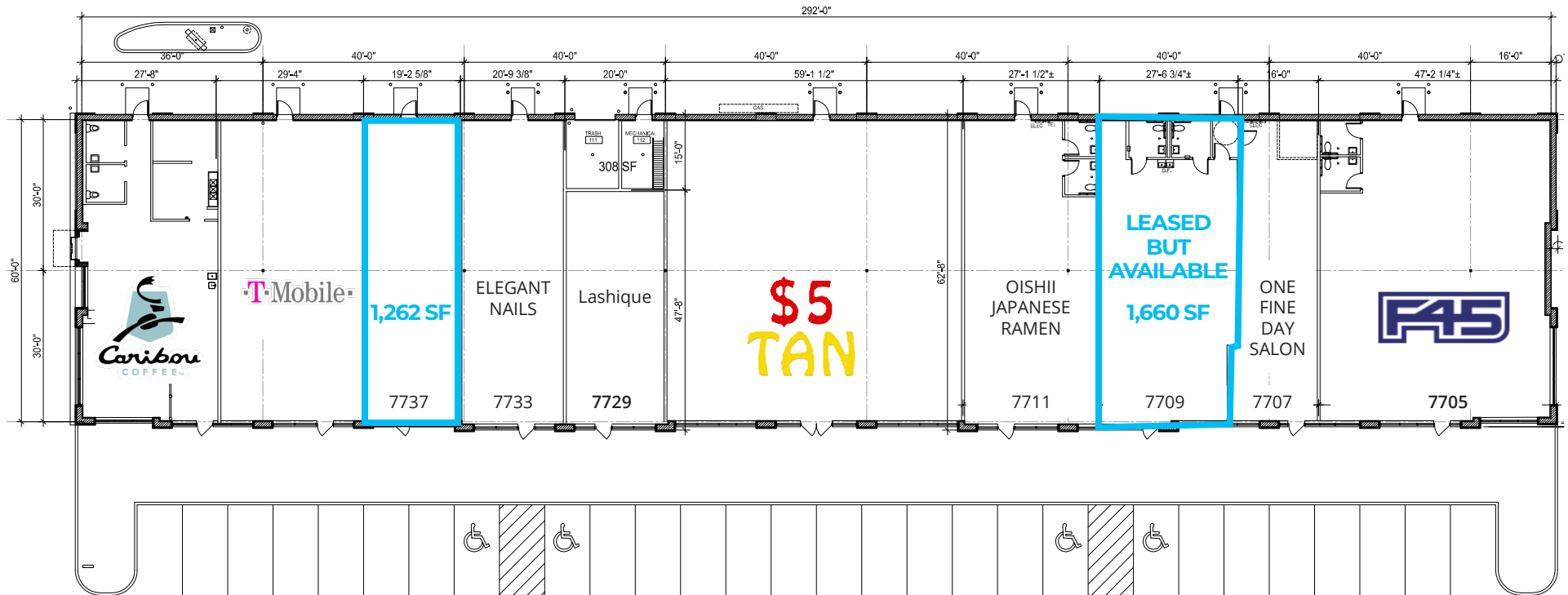
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NEIGHBORING RETAILERS



SAVAGE CROSSINGS SITE PLAN



CONTACT

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