

# FOR SALE

## 4205 EGAN DRIVE

### SAVAGE, MN 55378

Lakes

Sotheby's  
INTERNATIONAL REALTY



### THE PROPERTY:

- Retail Space
- Square Footage: 14,820
- Year Built: 2008
- Zoning: B-2, Class B
- Sales Price: Negotiable
- Price per Sq. Ft.: \$499.33
- Acreage: 1.34 acres
- 40 Parking Spaces

### PROPERTY FEATURES:

- **Prime Visibility** – Signalized intersection on Egan Drive with 34,000+ daily traffic and 112' of frontage
- **Modern, Flexible Space** – built in 2008 with drive-thru capability, high ceilings, and pylon signage
- **Strong Trade Area** – Located in the Burnsville/Savage retail corridor near Target, Cub Foods, and Hy-Vee with \$813K+ annual consumer spending within 3 miles

### PRESENTED BY:

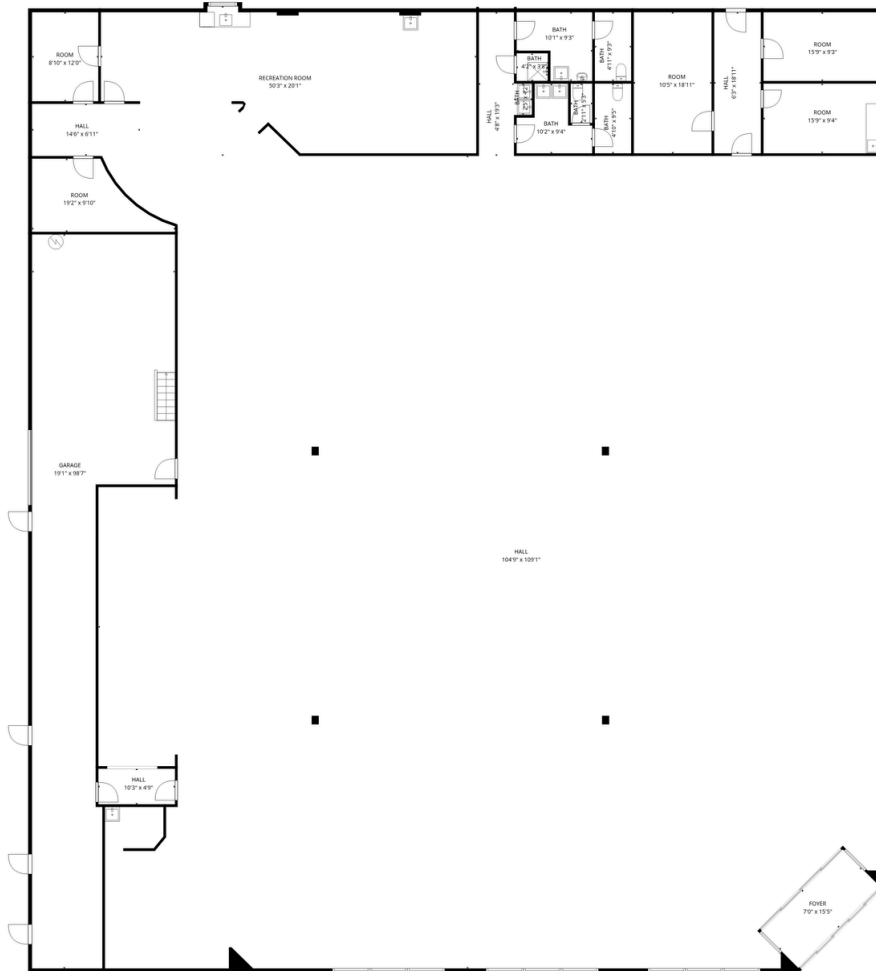
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# 4205 EGAN DRIVE | FLOORPLAN



**TOTAL: 13310 sq. ft**

1st floor: 13310 sq. ft

EXCLUDED AREAS: GARAGE: 1218 sq. ft, WALLS: 241 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## QUESTIONS?

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# 4205 EGAN DRIVE | POTENTIAL USES

This 14,820 square foot building, formerly a Walgreens, offers flexibility for various commercial uses, including medical, retail, wellness, or specialty grocery concepts. It features high ceilings, an open floorplan, drive-thru capability, and strong visibility along Egan Drive.

Located in the bustling Burnsville/Savage retail corridor near Target, Cub Foods, and Hy-Vee, it provides excellent traffic and accessibility, making it ideal for expanding businesses or new ventures.

## MEDICAL/HEALTHCARE

Perfect for urgent care, dental, physical therapy, specialty clinics, or outpatient medical users. The existing layout, accessibility, and parking make this an excellent healthcare opportunity.

## FITNESS/WELLNESS

The space features an open floor plan, high ceilings, and ample natural light, making it perfect for a modern fitness or wellness center. It can host a full-service gym, boutique studios, group training areas, recovery rooms, and wellness services like physical therapy, yoga, or massage.

## RETAIL/SHOWROOM

Ideal for furniture, home improvement, specialty retail, or showroom concepts. The open floor plan and visibility provide a strong retail presence.

## SPECIALTY GROCERY/MARKET

Exciting prospects are available for various markets, ethnic grocery stores, specialty food concepts, and retailers, offering them a chance to expand their reach and cater to a growing consumer base interested in unique and quality products.

Medical/Healthcare



Retail/Showroom



Fitness/Wellness



Specialty Market/Grocery



Flexible Space. Endless Possibilities.

# 4205 EGAN DRIVE | LOCATION

4205 Egan Dr is located in what is referred to as the "Burnsville Submarket", which includes the cities of Burnsville, Savage, as well as the southern portions of Scott County, Minnesota. The Burnsville Submarket is a healthy retail market with vacancy rates, absorption, and market rent growth that is average compared to the wider Minneapolis area.

The Burnsville retail submarket has a vacancy rate of 5.6% as of the third quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 2.4%, a result of 9,000 SF of net delivered space and -220,000 SF of net absorption. Burnsville's vacancy rate of 5.6% compares to the submarket's five-year average of 5.0% and the 10-year average of 4.5%. Among the retail subtypes, neighborhood center vacancy stands at 2.9%, strip center vacancy is 2.4%, mall vacancy is 32.8%, and general retail vacancy is 1.1%. The Burnsville retail submarket has roughly 610,000 SF of space listed as available, for an availability rate of 6.4%.

As of the third quarter of 2025, there is 2,900 SF of retail space under construction in Burnsville. In comparison, the submarket has averaged 12,000 SF of under construction inventory over the past 10 years. The Burnsville retail submarket contains roughly 9.4 million SF of inventory. Market rents in Burnsville are \$19.40/SF. Rents have changed by 2.8% year over year in Burnsville, compared to a change of 3.0% across the wider Minneapolis market. Annual rent growth of 2.8% in Burnsville compares to the submarket's five-year average of 3.9% and its 10-year average of 2.9%.



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