

RETAIL FOR LEASE

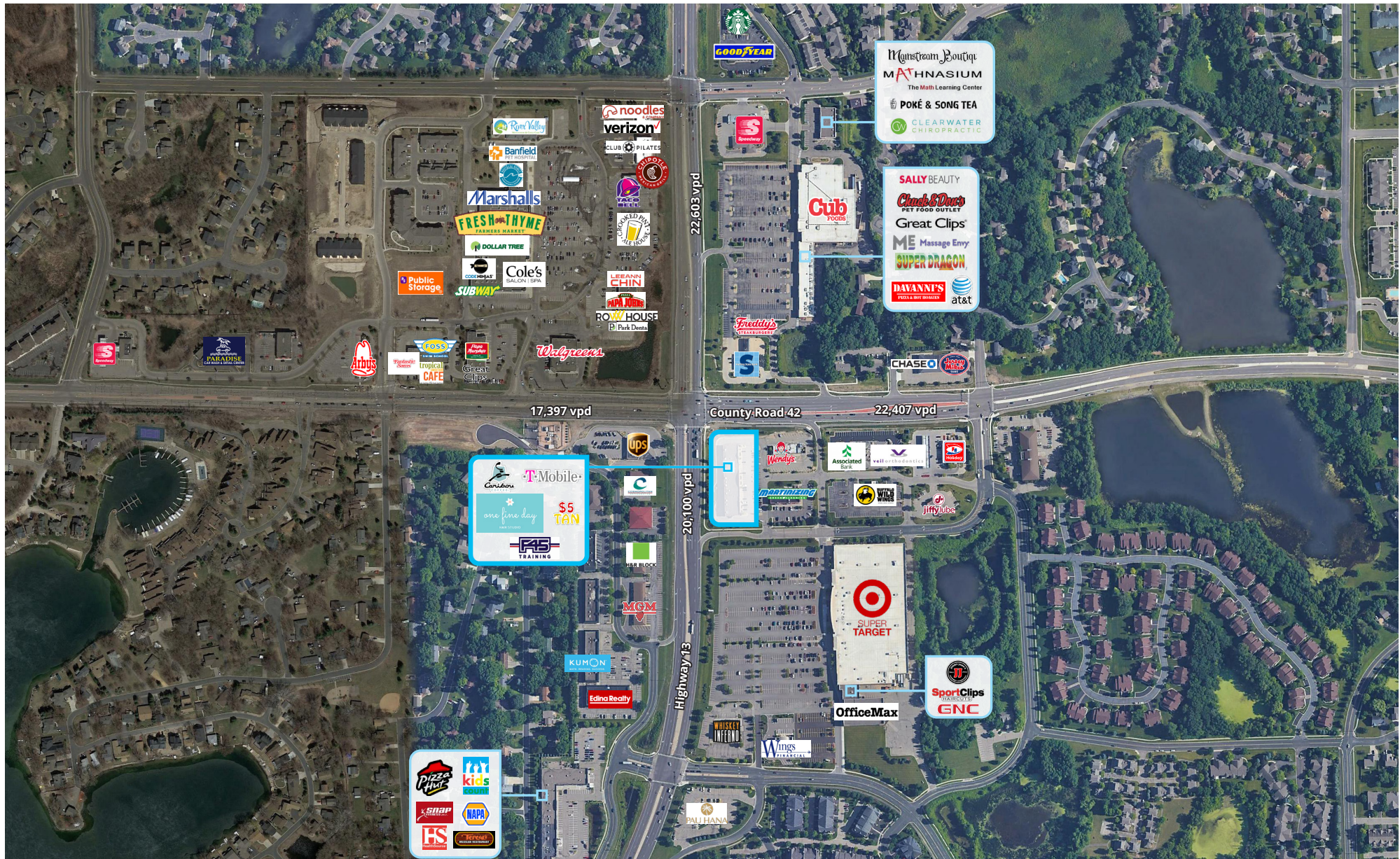
# SAVAGE CROSSINGS

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
<b>Population</b>	11,693	48,093	113,587
<b>Average HH Income</b>	\$142,711	\$137,459	\$123,188
<b>Median HH Income</b>	\$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

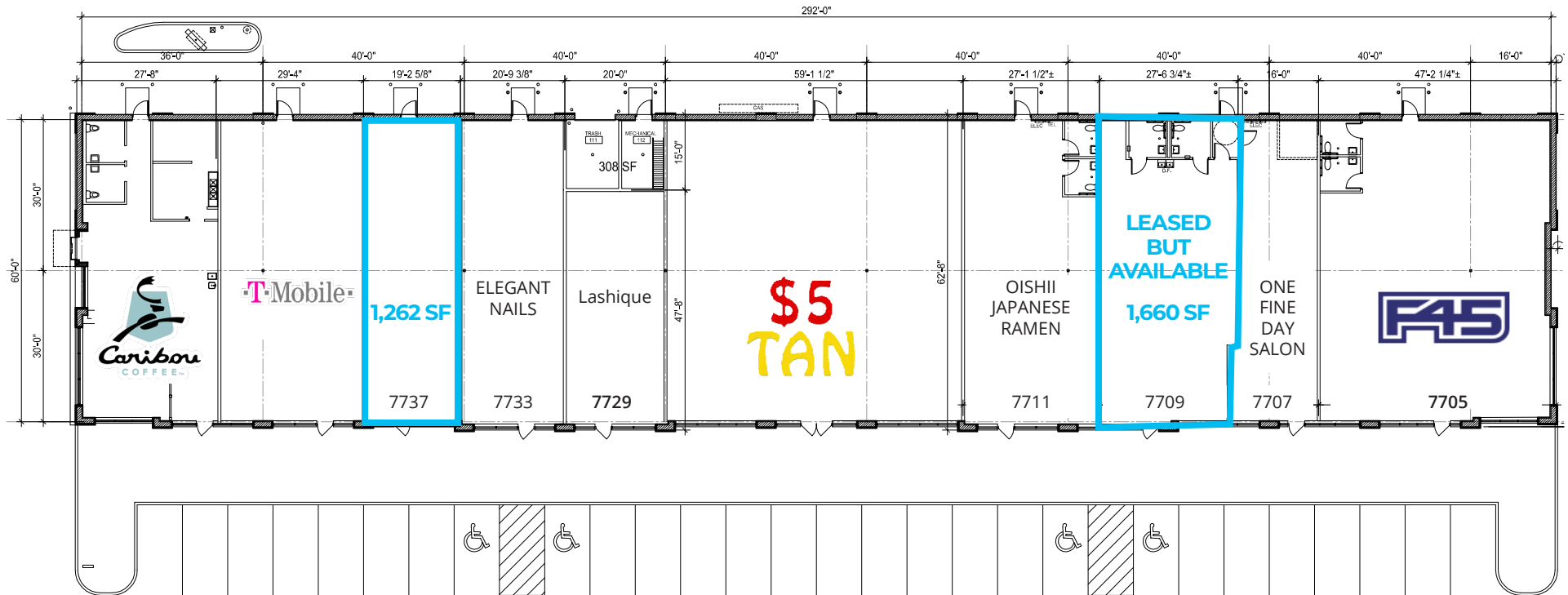
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## NEIGHBORING RETAILERS



# SAVAGE CROSSINGS SITE PLAN



## CONTACT

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