

RETAIL SPACE FOR LEASE

7444 EGAN DRIVE

Savage, MN 55378



TRANSWESTERN

REAL ESTATE
SERVICES



STOREFRONT RENDERING



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OVERVIEW



PROPERTY INFORMATION

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



AVAILABLE

- 5,400 sf [divisible to 2,000 sf]

2020 EST OPS

- \$11.52 psf [\$4.00 psf CAM est. + \$7.52 psf Taxes]



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	9,127	47,439	114,457
Median HH Income	\$103,652	\$102,278	\$91,238
Average HH Income	\$131,648	\$124,282	\$114,901

* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



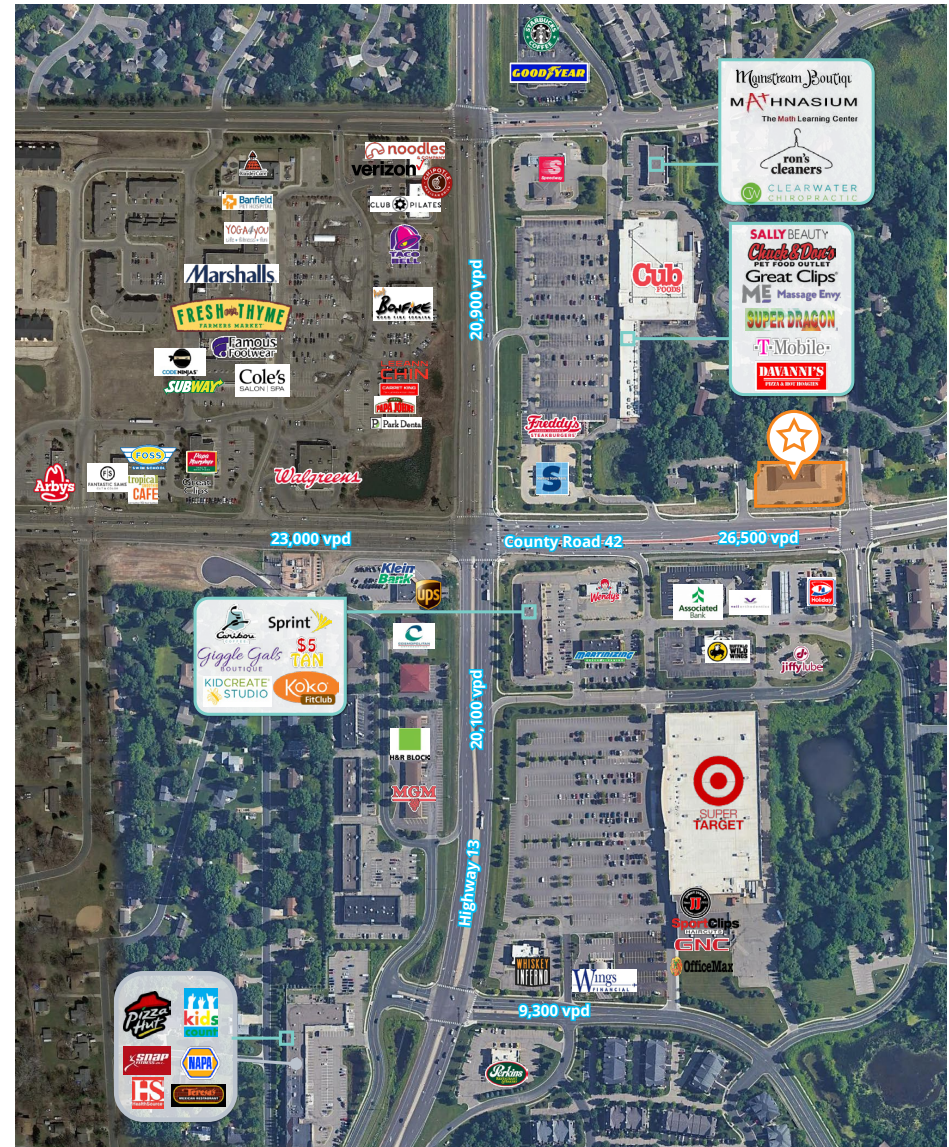
TRAFFIC COUNTS

- 26,500 vpd on Egan Drive
- 20,900 vpd on Highway 13



COMMENTS

- Located in the main retail area of Savage
- High income area with high residential growth
- The building has great visibility and access
- Join Jersey Mike's & AT&T
- Surrounding retailers include: Super Target, Cub Foods, Fresh Thyme, Marshall's, Caribou & Starbucks



PROPOSED SITE PLAN

7444 Egan Dr | Savage, MN

