



# SAND SQUARE

3965-3995 Egan Drive | Savage, MN 55378

## Retail Space For Lease!

Sand Square is an attractive, well maintained and busy retail center located on the Savage/Burnsville border. The building offers direct visibility to Cty Rd 42, and 38,000 vehicles per day. Join co-tenants Subway, Spice Thai Cuisine, and Cajun Seafood & BBQ. **Now Open – Carrie's Consignment!**



### Highlights and Features:

- Prominently positioned off of County Road 42
- Excellent visibility
- High traffic counts
- Pylon signage is available
- Area Tenants: Dairy Queen, Hirshfield's Paints, Taco John's, Walgreen's, Sonic Drive-In, McDonald's, O'Reilly Auto Parts, New Horizon Academy, AutoZone, Carbone's Pizzeria, ABC Supply Co, Burnsville Pistol & Rifle Range, Camp Bow Wow Burnsville, Abdalla Candies and Gifts and more

### Demographics and Traffic Count:

- 2017 Average Population: 1 mile - 5,514, 3 miles - 38,824, 5 miles - 82,363
- 2017 Average Household Income: 1 mile - \$95,770, 3 miles - \$86,606, 5 miles - \$90,896
- Traffic Count: 38,000 vpd on Egan Drive

### Space Available:

- Suite 3983: 1,278 sf
- 2019 CAM: \$4.48 psf and Tax: \$4.45 psf
- Lease Rate: \$12.00 psf Net



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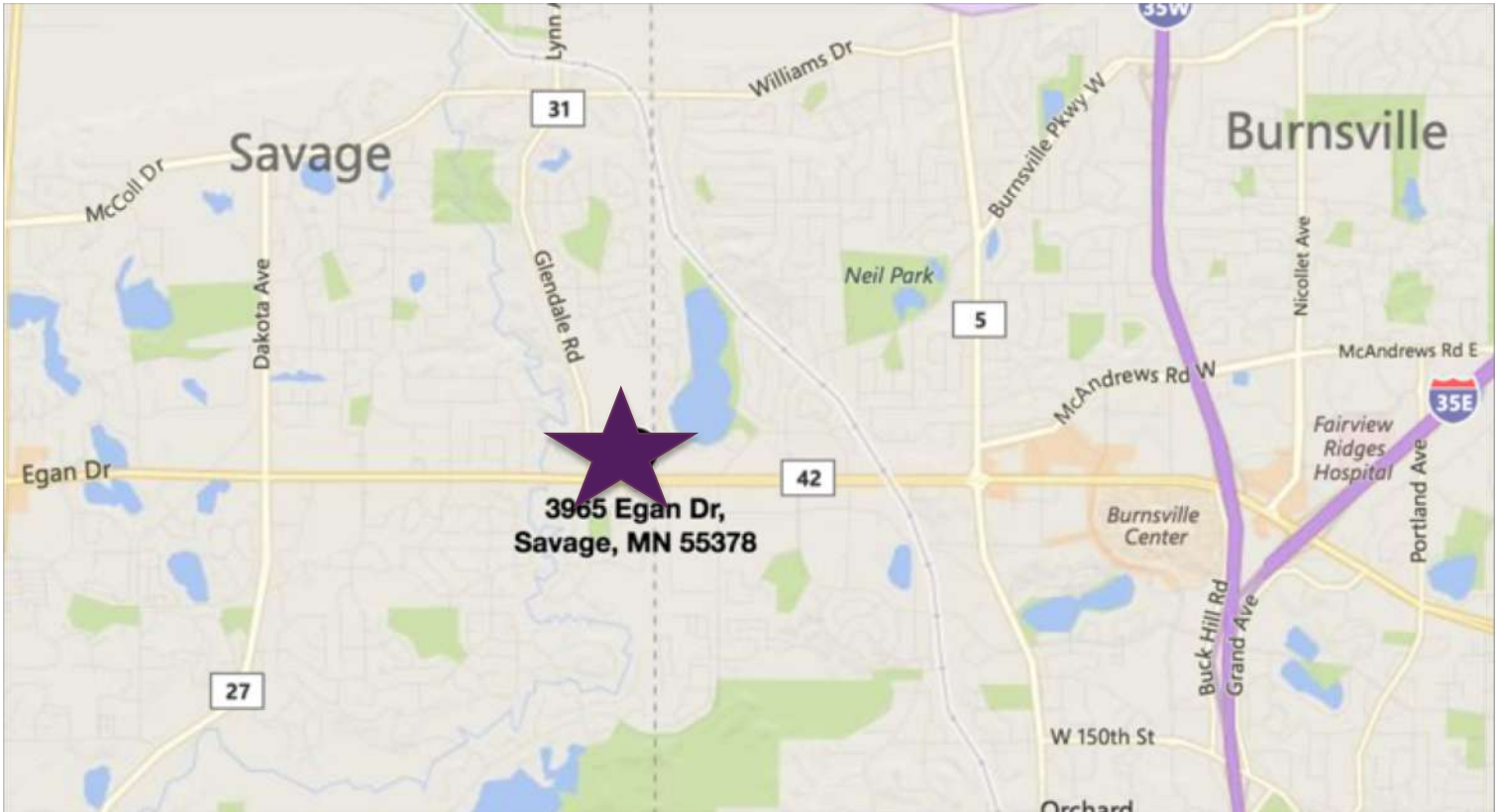
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Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

## Map



## Aerial



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