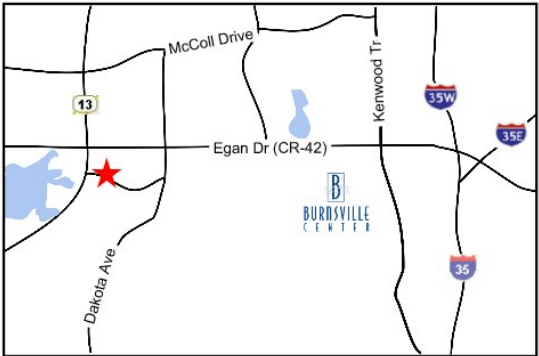




**For Lease**

**South Park Center  
7450 South Park Drive  
Savage, MN 55378**



**Key Details**

- Medical Office Building
- Existing tenants are DaVita Dialysis , Davis Dental, and The Hairapist Salon
- Nearby amenities include: coffee, grocery, pharmacy, fitness center, restaurants, bank, salon and liquor store
- Brick and stucco construction with great landscaping
- 49 parking spaces
- Access to the space is on the back side of the building

**Space & Building Specifications**

<b>Space Size:</b>	1,235 SF
<b>Rental Rate:</b>	\$19.00 Gross
<b>Availability:</b>	April 1, 2026
<b>Year Built:</b>	2006
<b>Building Size:</b>	10,168 SF

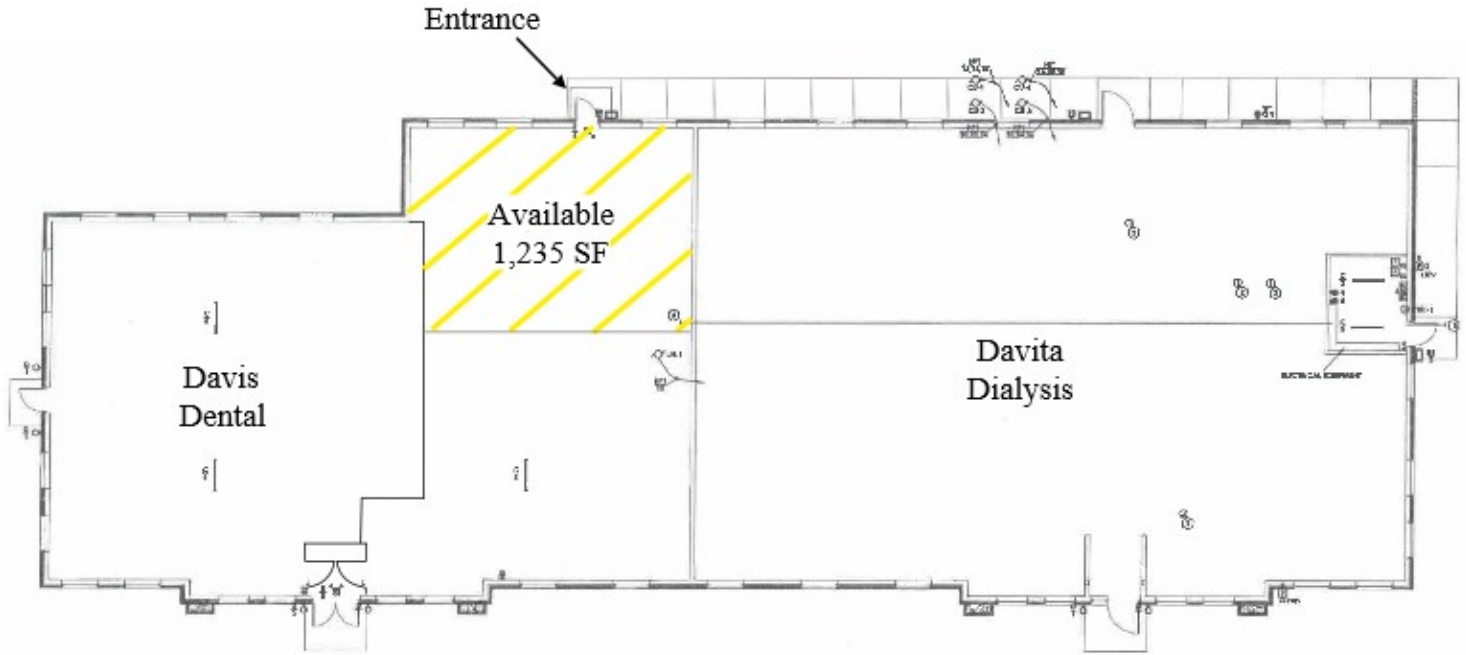
**Tim Stewart**  
612.466.7304  
tcs@tatonkare.com

**Brad Mateer**  
612.466.7313  
bmateer@tatonkare.com

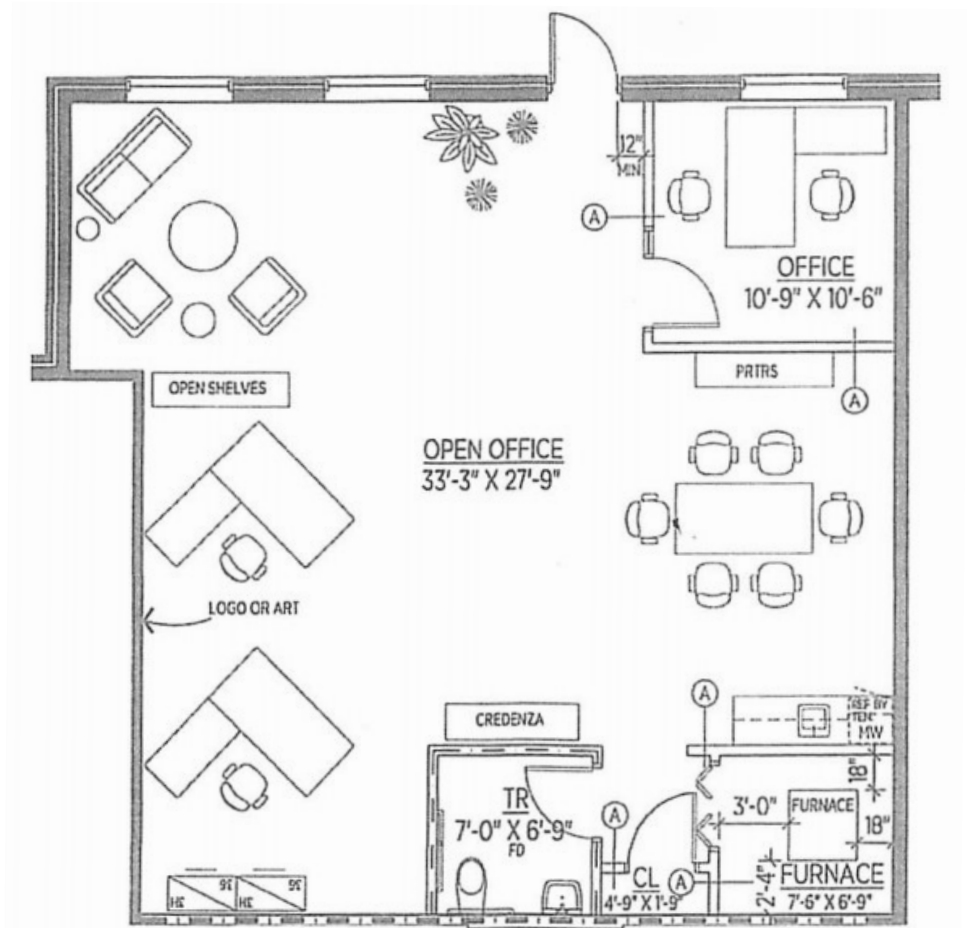


**TaTonka Real Estate Advisors**  
150 South 5th St., #1400  
Minneapolis, MN 55402  
www.TaTonkaRE.com

Building Plan



Suite 160



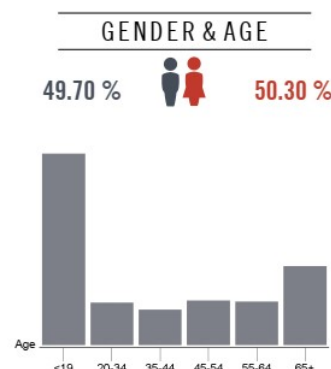
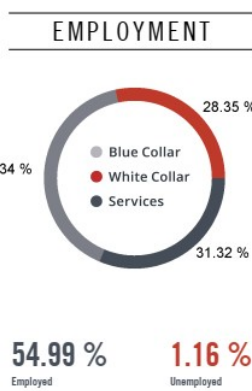




## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7450-7450 S Park Dr, Savage, MN 55378

CITY, STATE	<b>Savage, MN</b>
POPULATION	<b>91,246</b>
AVG. HHSIZE	<b>2.71</b>
MEDIAN HH INCOME	<b>\$88,920</b>
HOME OWNERSHIP	
Renters:	<b>6,090</b>
Owners:	<b>26,798</b>



### EDUCATION

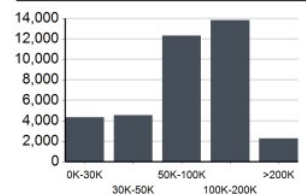
High School Grad:	<b>22.35 %</b>
Some College:	<b>24.71 %</b>
Associates:	<b>8.77 %</b>
Bachelors:	<b>40.92 %</b>

### RACE & ETHNICITY

White:	<b>85.29 %</b>
Asian:	<b>8.03 %</b>
Native American:	<b>0.13 %</b>
Pacific Islanders:	<b>0.07 %</b>
African-American:	<b>2.14 %</b>
Hispanic:	<b>2.09 %</b>
Two or More Races:	<b>2.25 %</b>

## Catylist Research

### INCOME BY HOUSEHOLD



### HH SPENDING



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