



1405 Miller Trunk Highway, Suite 600, Duluth MN 55811 (218) 727-0064

For Sale: 215 N Central Ave. & 5710 Grand Ave. Duluth MN



This is a home run redevelopment opportunity! Cover the operating expenses with a fully occupied 71,000 sq. ft. mall with an additional 87,000 sq. ft. easily divisible vanilla box. Giving you time to plan the future use of this rare and expansive 9.35 acre parcel in the retail epicenter of West Duluth. Join the savvy ranks of Super One Grocery & Liquor, Whole Foods Co-op, and restaurants, breweries, and shops in the Lincoln Park Craft District that are investing and Moving West!

Investing West means ample free parking, quick and easy access to the major travel arteries of I-35, US-2, and US-53 to capture the shoppers from all of the vibrant surrounding areas including: Hermantown, Proctor, Downtown, East End, and Superior Wisconsin. With Duluth being the largest inland seaport and the 2nd largest metro area in the state, attracting shoppers and travelers from Canada, Wisconsin and the Upper Peninsula of Michigan.



Twin Ports Statistics

Median Age: 41

Average household income: \$64,188

Daytime population: 159,746

Trade area population: 340,892



Duluth's unique topography and location has garnered it numerous awards ranging from being named "Best Town" by Outside Magazine to "The Fittest City in America" according to Fitbit. Duluth has world class bicycling trails, more than 130 city parks with over 6,800 acres of parkland, over 178 miles of wooded trails, and the world's longest freshwater sandbar.

Not to be outdone by its amazing outdoor accolades, Duluth also has an active higher education, health care, and tourist scene. There are 5 local colleges and universities that educate over 25,000 students each year: University of Minnesota Duluth, University of Wisconsin Superior, College of St. Scholastica, Lake Superior College, and Northwood Technical College, Superior.

Healthcare is outstanding, with over 1 Billion dollars being invested to expand both Essentia Health and St. Luke's medical facilities beginning in 2019. The iconic Aerial Lift Bridge and a myriad of year-round outdoor activities attracts tourists from all over the country. Duluth's tourism and industry supports over 400 restaurants, countless hotels, and an abundant array of local and nationally owned shops.



87,000 sq. ft.

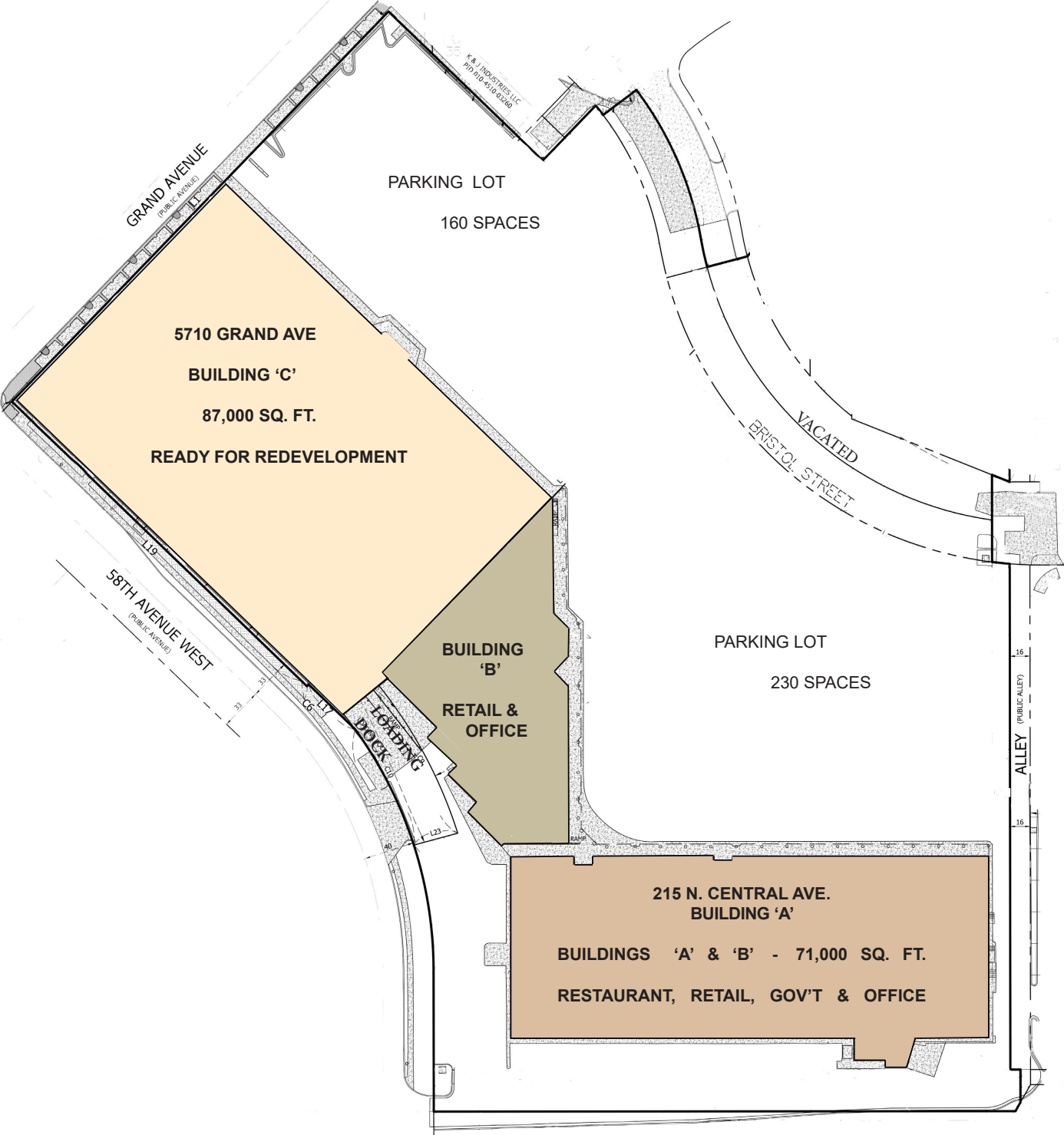
**Former Kmart building=
Redevelopment Opportunity**



	<u>215 N. Central/ 5710 Grand Ave.</u>	<u>4602 Grand Ave.</u>	<u>4609 Grand Ave.</u>	<u>5314 Grand Ave</u>
Parcel Size	9.35 acres	3.23 acres	0.91 acres	0.48 acres
Bldg Size	158,000 sq. ft.	39,620 sq. ft.	16,532 sq. ft.	11,250 sq. ft.
Year Built	1984 & 1991	1998	1998	1924
Sold Price		\$4,750,000	\$1,925,000	\$1,030,892
Date Sold		11/2020	12/2019	7/2021

215 N CENTRAL AVE - 5710 GRAND AVE

9.35 ACRES - 158,116 TOTAL SQ FT



- 9.35 acre lot
- 390 parking spots
- 2022 EMV: \$9,023,200
- 2022 Property Taxes: \$288,670
- Sprinkler system throughout all buildings
- 71,000 sq. ft. fully occupied strip mall
- An additional 87,000 sq. ft. easily divisible vanilla box building that has a 5,494 sq. ft. mezzanine
- Buildings 'B' and 'C' have a new roof as of 10/2018 white TPO, mechanically attached, 20-yr warranty
- Buildings 'A' and 'B' are boiler heated and chiller tower cooled with a loop system that feeds into ceiling heat pumps within each suite
- Zoned for Mixed Use-Commercial (MU-C)
- Building 'C' has 15 rooftop HVAC units
- Annual Gross Rents: \$605,833

Building 'A' tenants:

China King Buffet
 Box Drop Furniture
 Greystar Electronics
 Dollar Tree
 US Postal Service
 Lake Superior Physical Therapy
 Anytime Fitness
 MKG International Martial Arts

Building 'B' tenants:

Top Knots to Tails
 Cost Cutters
 Serenity Tax & Accounting
 Soul Sisters Discount Retail
 Solutions Insurance
 Vineyard Church
 Haarstad Veterinary Dermatologist
 North Point Realty



Brittany Oliver
REALTOR®
 Licensed in MN
 Cell: 218-340-0091



Beth Wentzlaff
REALTOR®
 Broker
 Licensed in MN/WI
 Cell: 218-590-7570

