

FOR SALE

SHOPKO OUTLOT

801 W Central Entrance | Duluth, MN | 55811



0.54 Acre Outlot Available

Blake Martin

612.465.8521

blake@upland.com

Chad Strum

612.465.1122

chad@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

UPLAND

REAL ESTATE GROUP, INC.

Look Upland. Where Properties & People Unite!

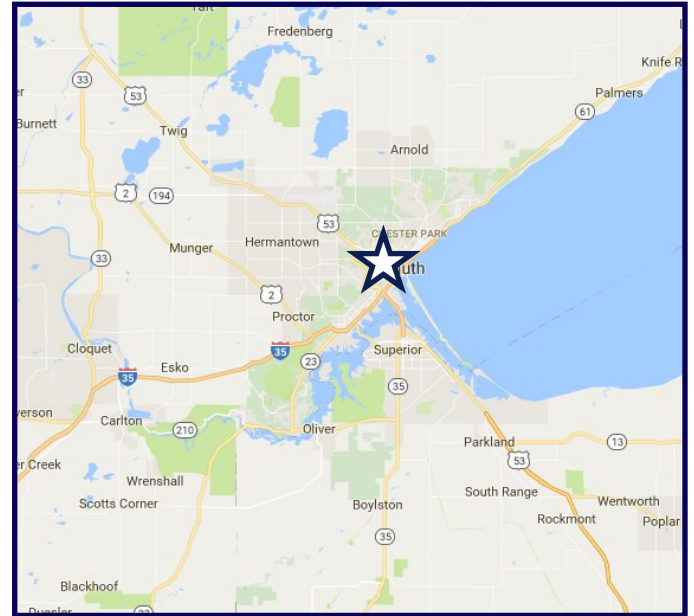
www.upland.com

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	801 W Central Entrance
CITY, STATE	Duluth, MN
LOT SIZE	0.54 Acres
SALE PRICE	\$517,484
TAXES	\$3,118
PARKING	Mall parking lot
ZONING	C-2 General Commercial
COUNTY	St. Louis



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	3,299	39,978	77,319
MEDIAN HH INCOME	\$50,233	\$37,188	\$44,135
AVERAGE HH INCOME	\$65,402	\$54,288	\$63,660
MEDIAN AGE	45.4	34.4	33.8

NEARBY RETAILERS

- Petco
- OfficeMax
- Cub Foods
- Walgreens
- Home Depot

TRAFFIC COUNTS

TRINITY RD	15,600 VPD
W CENTRAL ENTRANCE	24,000 VPD

COMMENTS

- Visibility from W Central Entrance.
- Located near University of Minnesota-Duluth.
- Frontage road separates property from Miller Trunk Highway.



