



COVE
5 East 1st Street
Duluth, MN 55802
For Lease



Space 100 Virtual Tour



Space 101 Virtual Tour

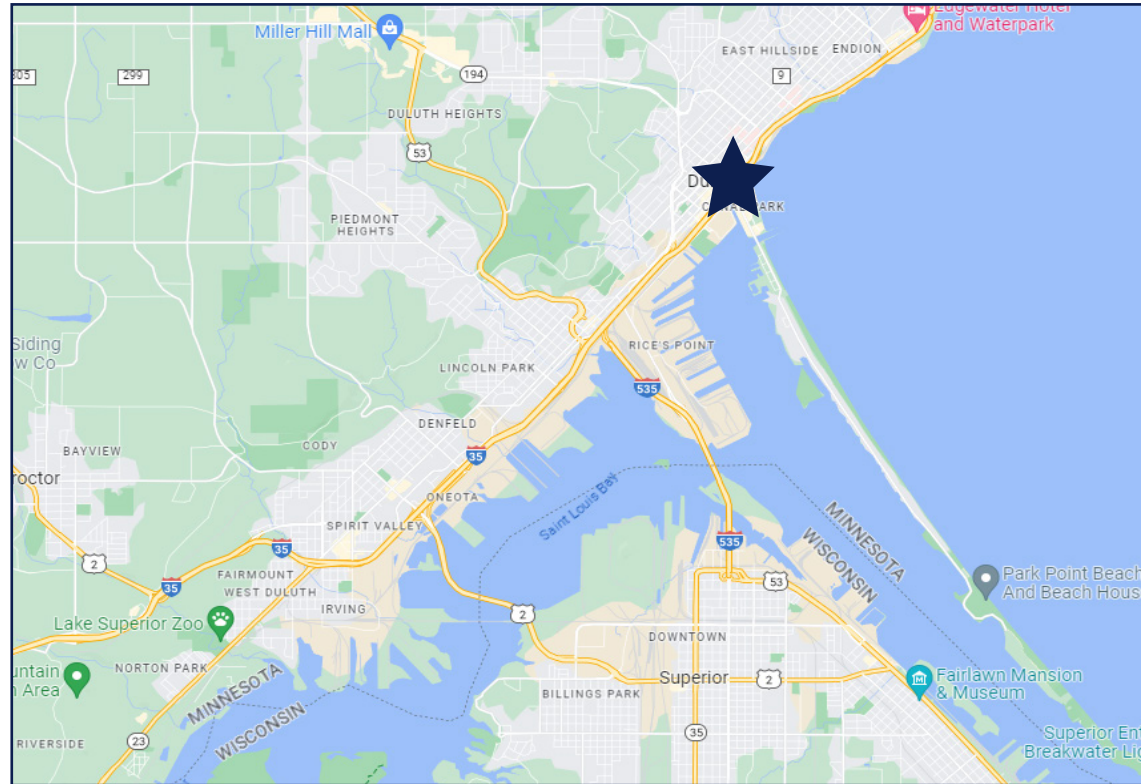
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

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ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

SAMUEL GERLACH
612.465.8529
SAM@UPLAND.COM

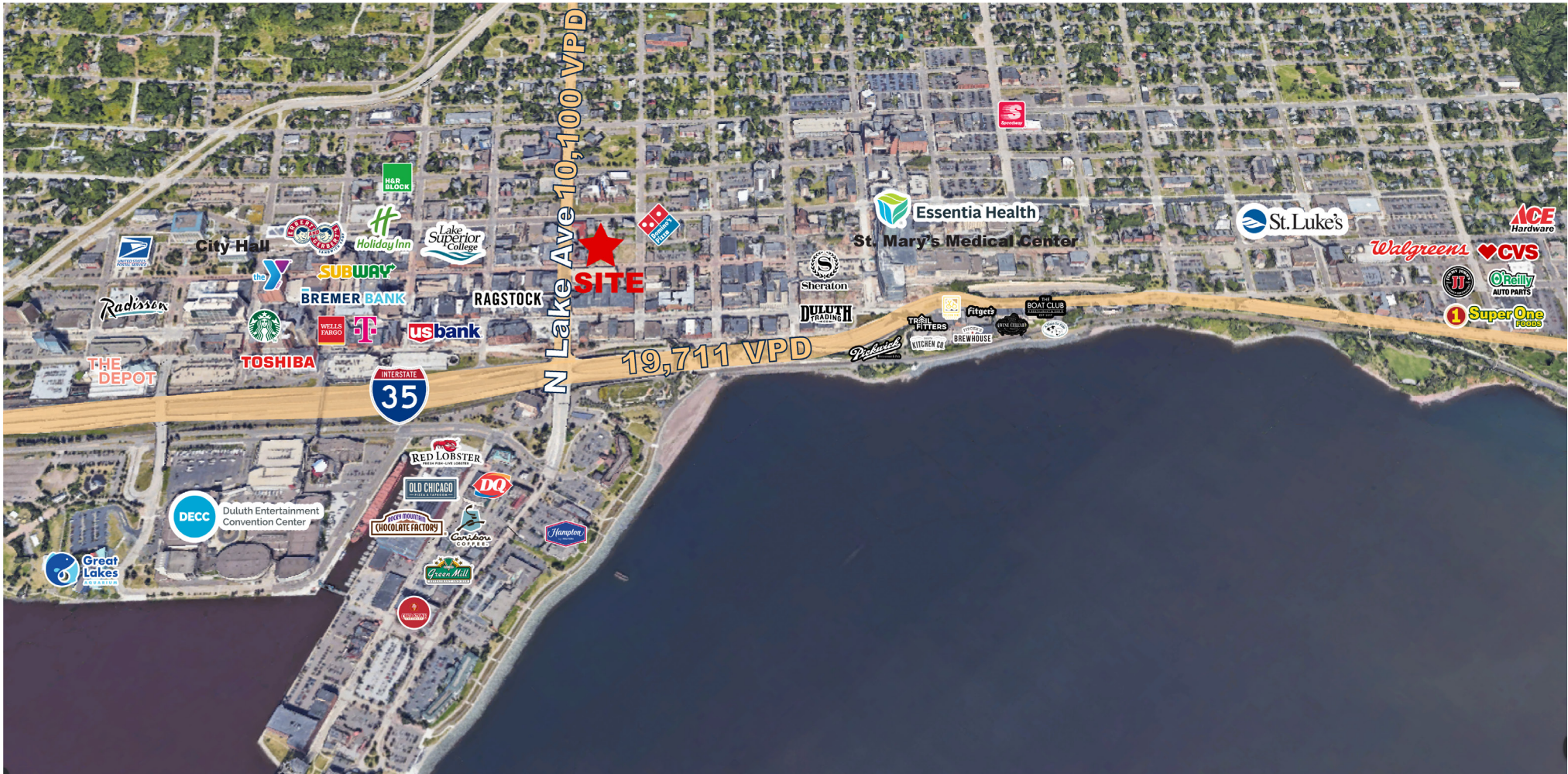
ADDRESS	5 East 1st Street
CITY, STATE	Duluth, MN 55802
SUITE 100	5,196 SF
SUITE 101	3,850 SF
LEASE RATE	\$16-\$19 Modified Gross
YEAR BUILT	1922
APARTMENT UNITS	48
COUNTY	St. Louis
PARKING	Street, Surface Lots, and Ramps

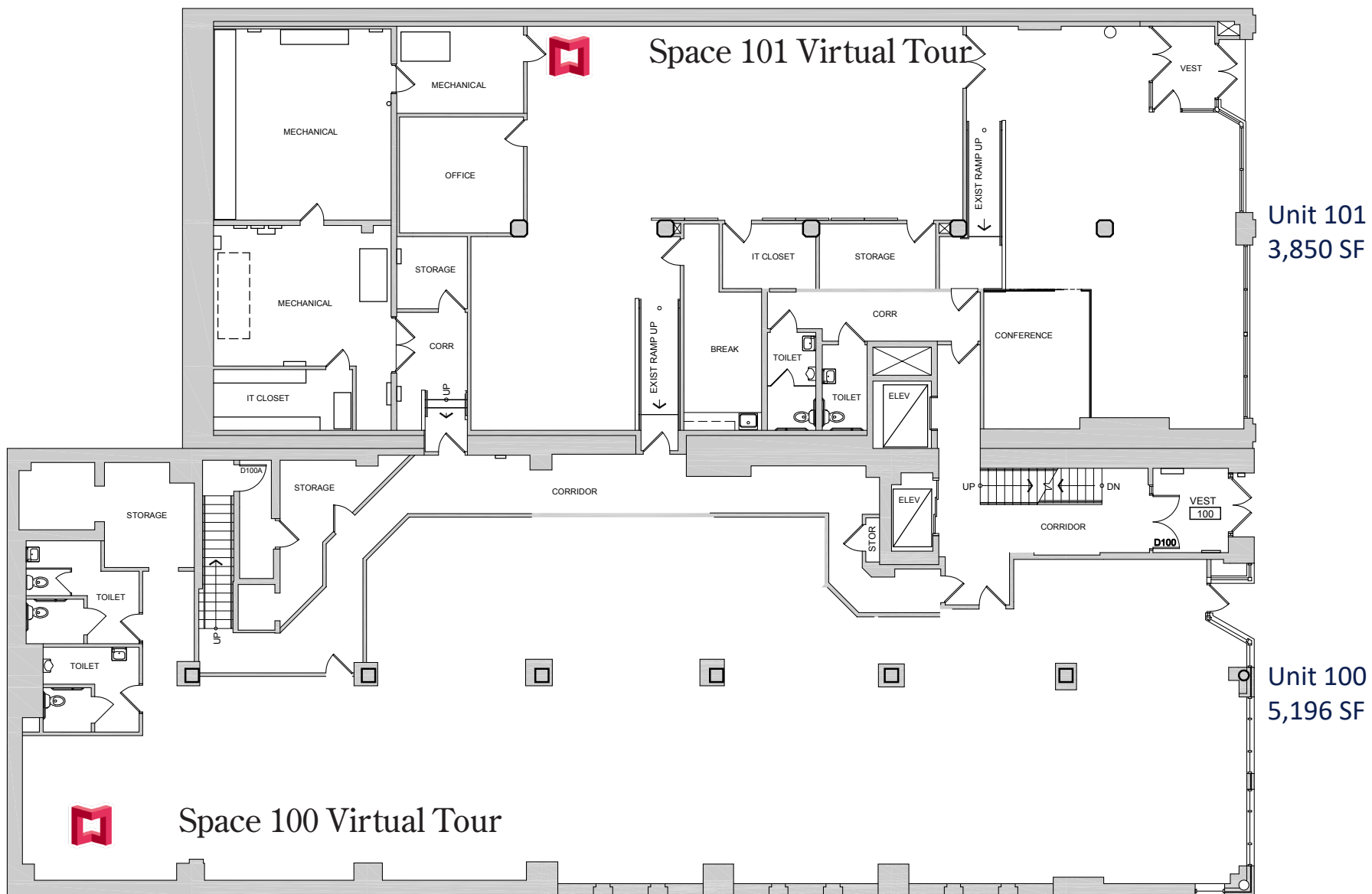


HIGHLIGHTS

- Near new Essentia Health/St. Mary’s Medical Center and St. Luke’s Hospital
- Heavy retail and restaurant node
- Easy access to popular Canal Park, Duluth Entertainment Convention Center, Sheraton, Holiday Inn & Suites, and more
- Near Pizza Luce, US Bank, Domino’s, Duluth Trading, Starbucks and more
- Consistent residential apartment occupancy of 90-95%

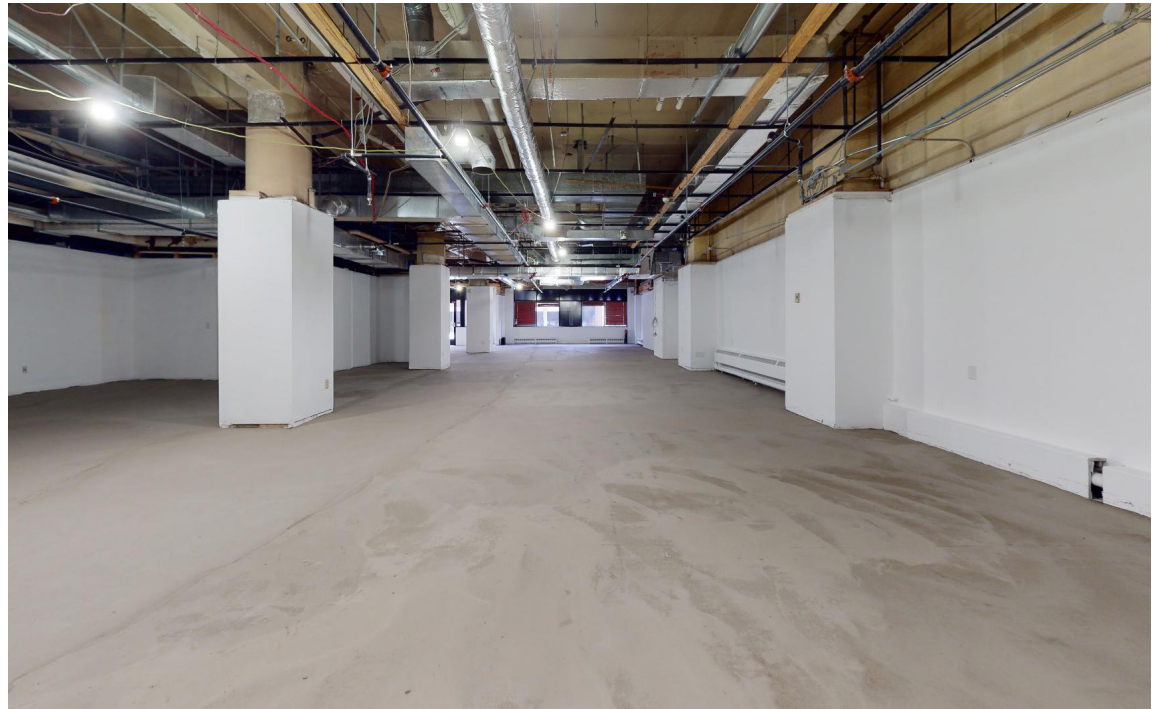
2023 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	10,141	47,475	83,691
MEDIAN AGE	34.5	32.9	36.3
MEDIAN HH INCOME	\$32,362	\$51,100	\$56,475
AVERAGE HH INCOME	\$53,332	\$78,552	\$85,078





1ST FLOOR









UPLAND

REAL ESTATE GROUP, INC.

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Suite 1418
Minneapolis, MN
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