

FORMER ADVANCE AUTO
5514 Grand Ave
Duluth, MN
For Lease



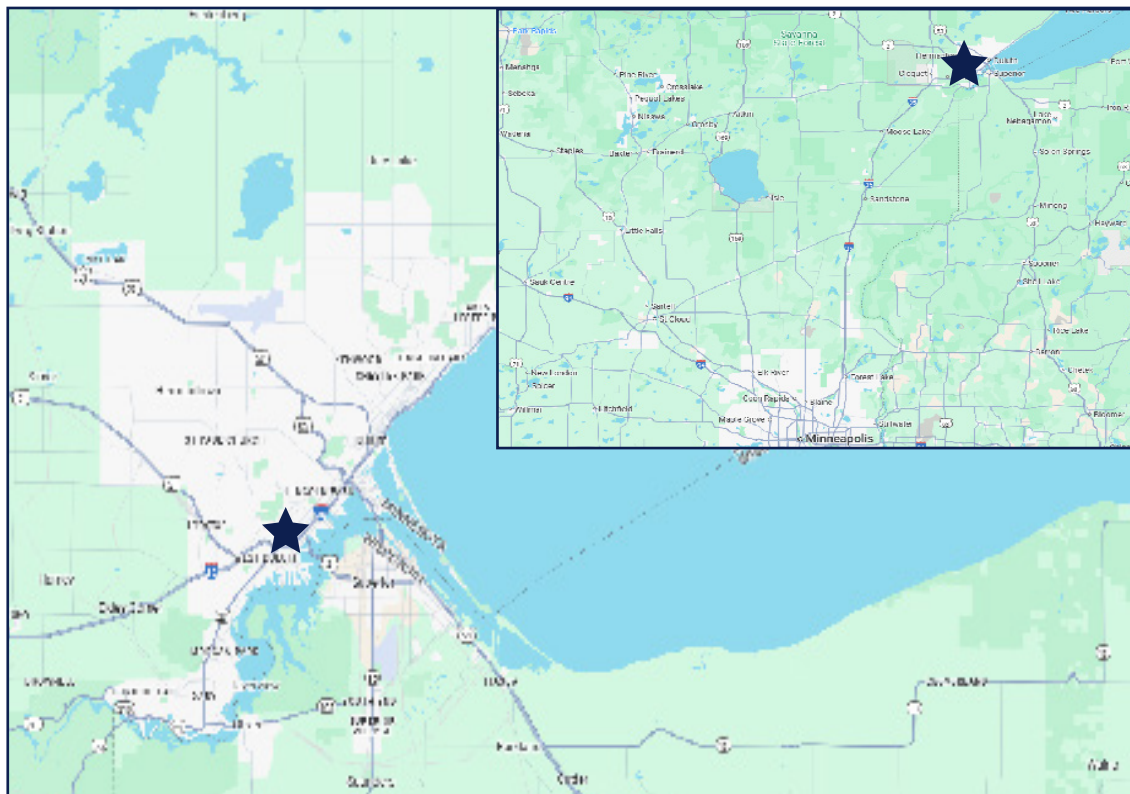
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

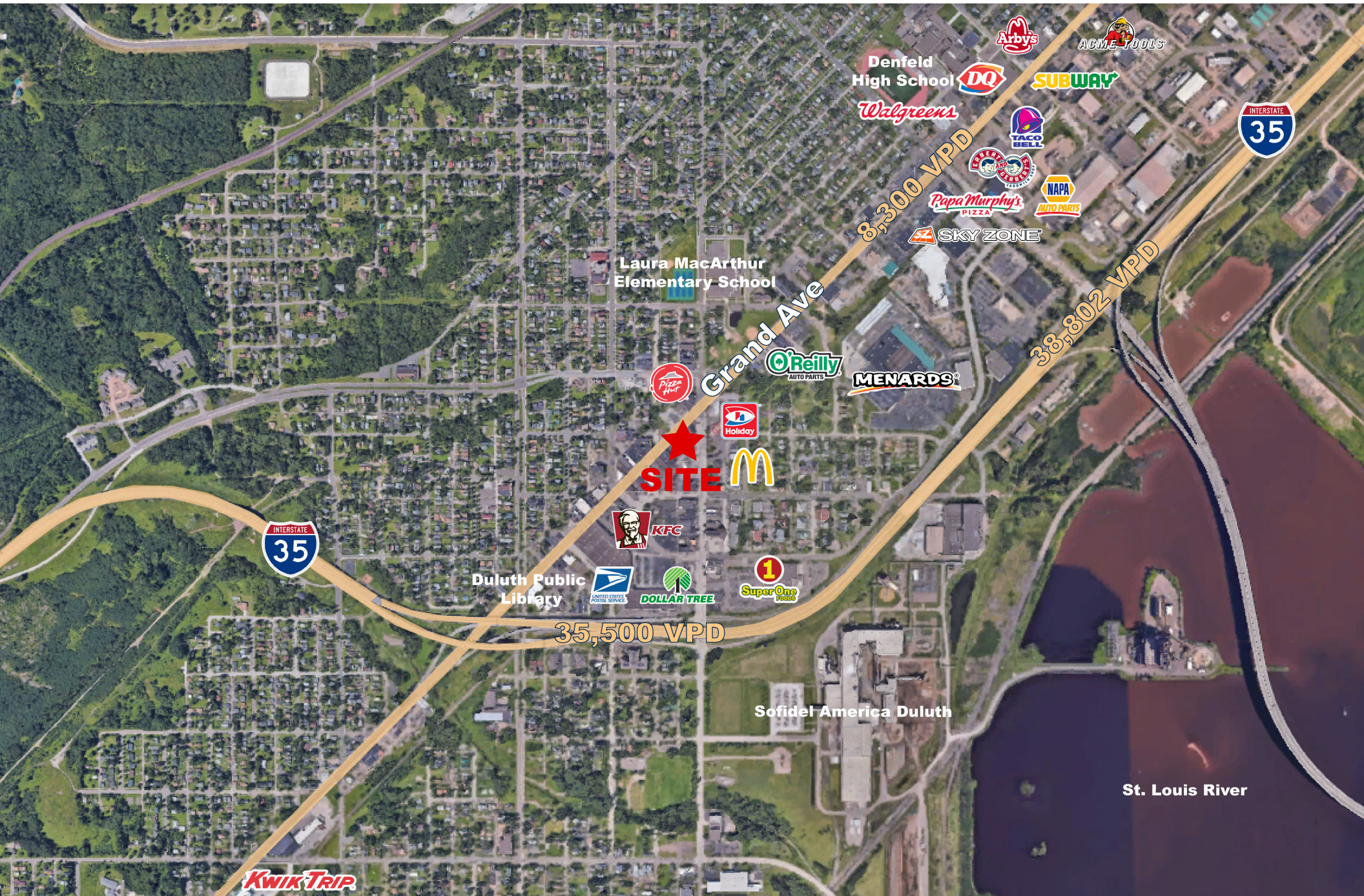
ADDRESS	5514 Grand Ave
CITY, STATE	Duluth, MN
SPACE AVAILABLE	6,853 SF
LOT SIZE	0.44 AC
SALE PRICE	\$825,000
LEASE RATE	\$18.00 PSF NNN
TAX 2025	\$30,710.00
YEAR BUILT	2006
COUNTY	St. Louis
PARKING	24 Surface Stalls

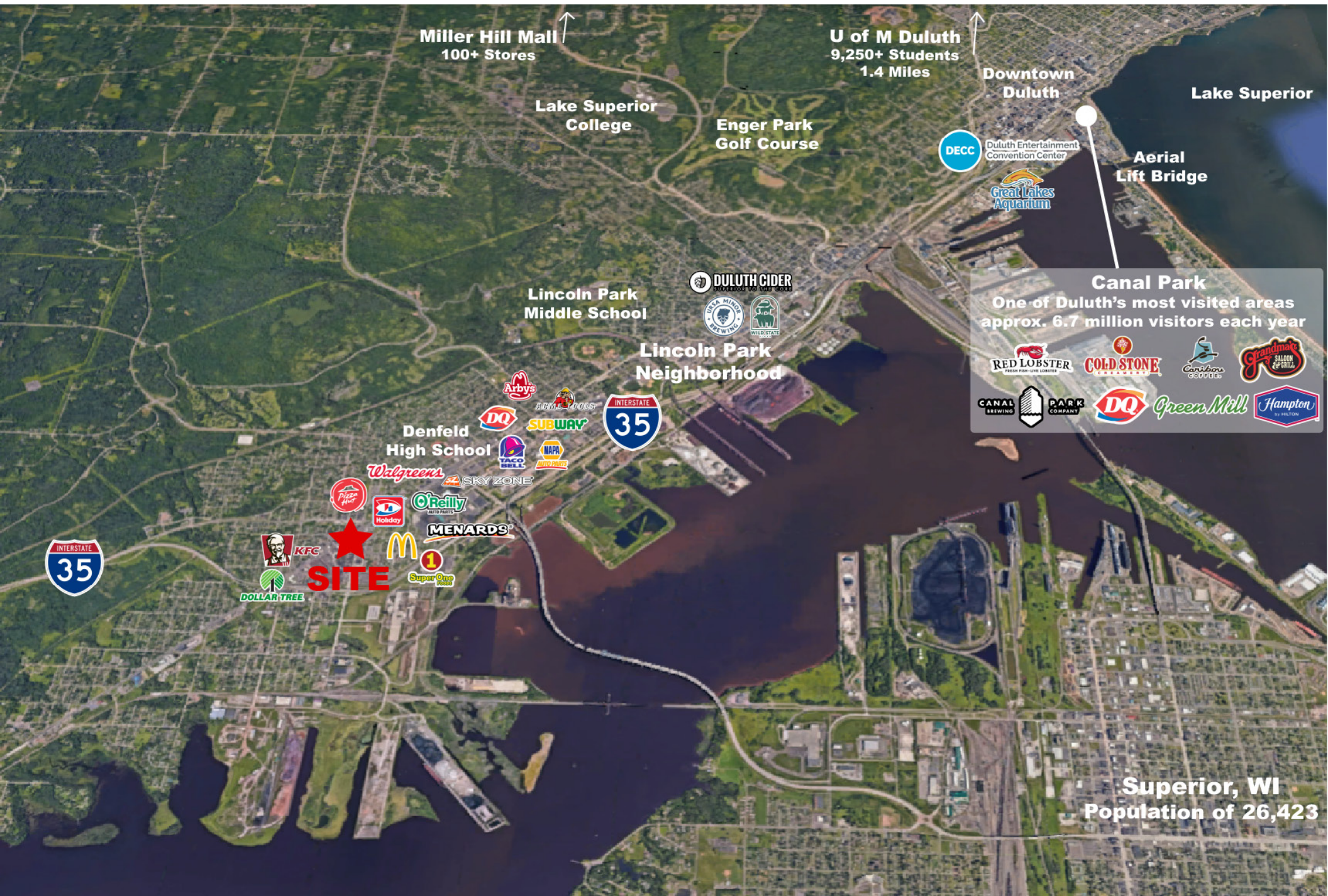


HIGHLIGHTS

- Located in the Southern trade area of Duluth
- Positioned on the main thoroughfare for the areas commuter traffic with immediate access to I-35
- Desirable asset given Duluth's tight retail market
- Dual access from Grand Avenue and North Central Avenue
- Open floor plan allowing for a myriad of uses and configurations
- Pylon and Building Signage
- Zoning F-3 (Mid-Rise Community Shopping)
- Area Retailers: Menards, SuperOne Foods, Dollar Tree, and O'Reilly

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	6,713	26,471	62,992
MEDIAN AGE	39.8	40.0	39.0
MEDIAN HH INCOME	\$54,306	\$57,953	\$52,549
AVERAGE HH INCOME	\$73,497	\$79,795	\$74,732







UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.