

15XX WEST ARROWHEAD ROAD

15XX W. ARROWHEAD ROAD | DULUTH, MN



NEW SITE GREAT COMMERCIAL LOCATION



POTENTIAL OFFICE/MEDICAL BUILDING SIZE:

10,000 - 15,000 SF
OR 109 MULTI-FAMILY UNITS

PARCEL SIZE:

5 ACRES

ZONING:

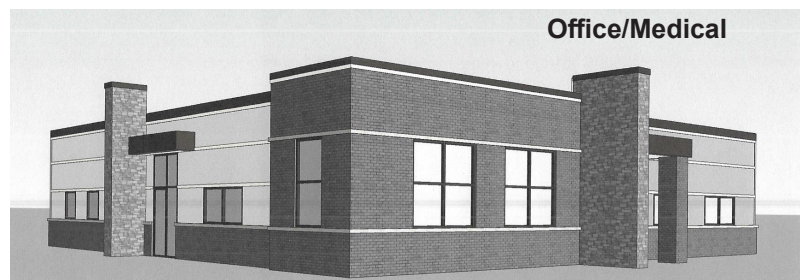
MIXED USE COMMERCIAL

CURRENT USE:

RECENTLY GRADED TO PAD
READY CONDITION

PROPERTY HIGHLIGHTS

- Mission Professional Center or Multi-Family
- Land Available for Sale: Build to Suit Apts/Office/Medical
- Costco under construction will add 3,000/day shoppers/traffic from East Duluth
- Design Build Medical: Property Owner in Conjunction with Primus Companies will Design your Clinic Building and/or Space
- Site supports 109 Multifamily building - see enclosed
- Sewer and water in street at property line
- Adjacent to new Kwik Trip (10,000 visits per week)
- Offering price available upon request (1-2 Sites)
- Building Lease prices available upon request



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Site Plans - Multifamily

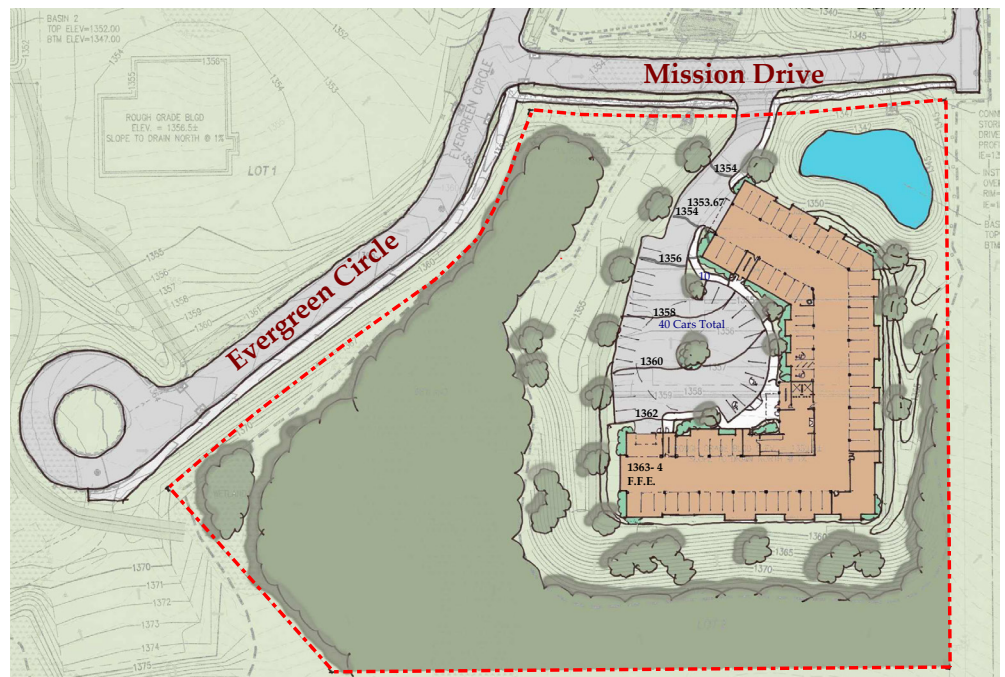


Legend

- Private Street
- Building Footprint
- Stormwater Pond Location
- New Public Pathway
- New Public Trail
- Wetland
- Undisturbed Green Space

Retail Medical
Office 5,000-
15,000 SF

Housing - Levels 2, 3, 4, & 5 =
120,940 SF = 1,110 SF/Unit
30,000 SF/Level
109 Apt. Units
Parking: 110 Car Garage + 27
Surface



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Site Plans - Retail / Office



Demographics | 1, 3, 5 mile radius

Miles	1	3	5
Population	2,785	43,175	75,690
Average Income	\$87,931	\$64,863	\$72,258
Households	1,032	17,414	30,564
Average Household Size	1.93	2.15	2.26

Key Facts | 1, 3, 5 mile radius

Miles	1	3	5
Businesses	64	2,333	3,759
Employees	1,687	58,855	78,768
Employee/Resid. Population Ratio (per 100)	61	136	104

Traffic count: 13,900 + 3,000/day with new Costco

For information, please contact:

BRAD JOHNSON

T +1 612 369 4364
brad@lotusre.biz

MARY BURNTON

T +1 612 430 9968
mary.burnton@ngkf.com

www.ngkf.com

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