

RETAIL FOR LEASE | RETAIL PAD SITE

DULUTH HEIGHTS

SEC Miller Trunk Hwy 194 & Trinity Rd | Duluth, MN



TRANSWESTERN

REAL ESTATE
SERVICES



OVERVIEW



PROPERTY INFORMATION

- **Location:** SEC of Hwy 194 & Hwy 53 | Duluth, MN
- **Description:** Retail Pad available for development
- **Zoning:** Mixed-use Commercial - Includes retail, lodging, service and recreational facilities
- **Access:** Full access off Mall Drive, across from The Home Depot and Olive Garden



AVAILABLE

- Up to 1.35 acres of developable land Available immediately



DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population	36,840	76,639	133,736
Median HH Income	\$34,430	\$40,151	\$43,942
Average HH Income	\$49,670	\$57,238	\$59,688



TRAFFIC COUNTS

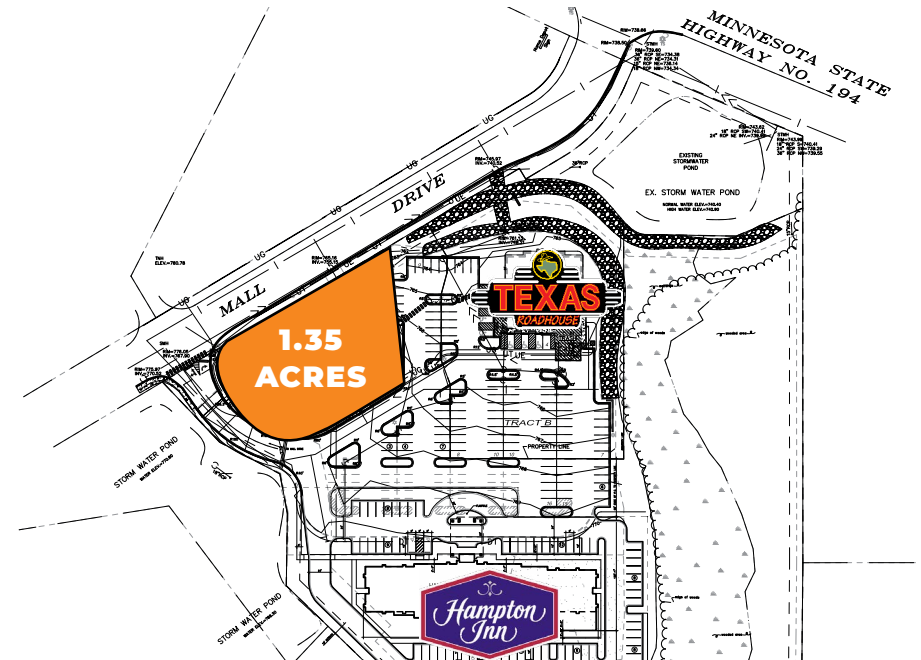
- 23,500 vpd - W Central Entrance/Hwy 53
- 12,200 vpd - Trinity Rd/Hwy 194



HIGHLIGHTS

Located at the southeast corner of Central Entrance Highway 194 and Trinity Rd/Highway 53, this site is perfect for retail/service tenants. A portion of the site has been developed by Hampton Inn & Suites, as well as Texas Roadhouse, leaving a prominent outlet remaining of 1.35 acres.

** Sources: ESRI 2017 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



AREA TENANTS

