

4250 HAINES ROAD

4250 HAINES ROAD | DULUTH, MN



COMMERCIAL PROPERTY FOR DEVELOPMENT



POTENTIAL BUILDING SIZE:

5,000 - 25,000 SF

LOT SIZE:

5.3 ACRES

OFFERING PRICE:

\$900,000, AS IS (TERMS)

CURRENT USE:

SHORT TERM LEASE TO GANDER
OUTDOORS

ZONING:

MIXED USE COMMERCIAL

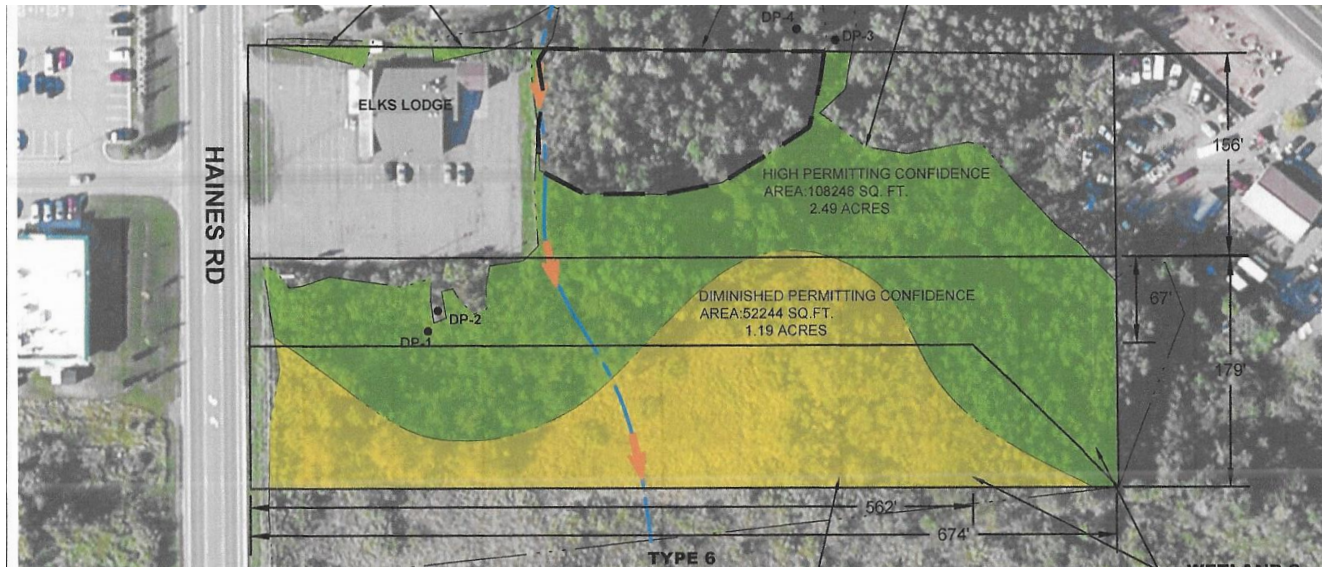
PROPERTY HIGHLIGHTS

- Available Now
- Conveniently located at the junction of Duluth and Hermantown
- Great visibility from Highway 53
- Immediate access to retail, hospitality and restaurants
- Former Elks Lodge property (recently demolished)
- Lot size 5 acres; approximately 2.9 acres developable
- Dimensions 335' x 674'
- Utilities, sewer and water to property
- Site plan studies and Geotech available
- See potential site plan

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Site Plan



Demographics | 1, 3, 5 mile radius

Miles	1	3	5
Population	2,577	24,111	70,956
Average Income	\$68,483	74,113	\$64,216
Households	1,098	9,780	28,920
Average Household Size	2.26	2.31	2.23

Key Facts | 1, 3, 5 mile radius

Miles	1	3	5
Businesses	145	1,044	3,903
Employees	1,901	16,264	80,712
Employee/Resid. Population Ratio (per 100)	74	67	114

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