

# COMMERCIAL BUILDING FOR SALE / LEASE

## 130 S. BOUNDARY AVENUE | DULUTH, MN

**BUILDING SIZE:**

2,500 SF

**PARCEL SIZE:**

1.35 ACRES

**SALE PRICE:**

\$800,000 AS-IS

**ZONING:**

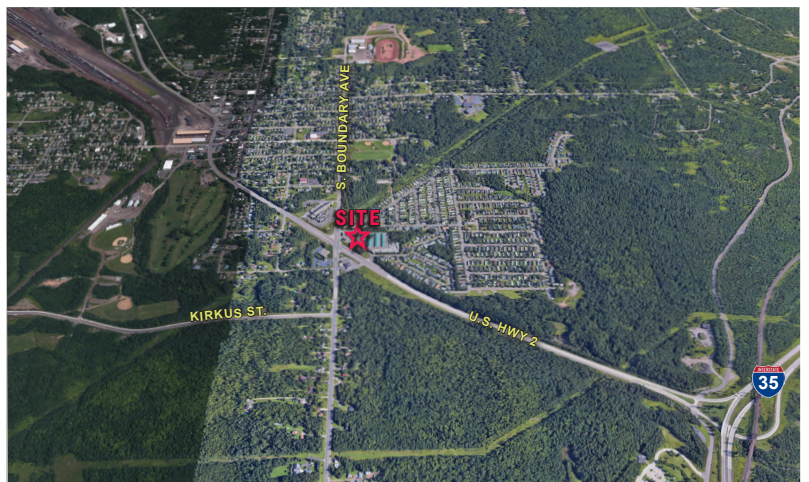
MIXED USE NEIGHBORHOOD

**CURRENT USE:**

VACANT MOBILE STATION  
2,500 SF

**PROPERTY HIGHLIGHTS**

- Great access to Interstate 35
- Dimensions: 130' x 193'
- Utilities in, private sewer (check with agent) and currently no natural gas
- Adjacent to new Kwik Trip (and subject to Kwik Trip's restrictive covenants; ask agent)
- Property at the entrance to Zenith Terrance, 500 units modular home community





## Traffic Count Profile

Distance in Miles	Street	Nearest Cross-street	Count
0.29	US Hwy 2	S 2nd Avenue	8,000
0.42	US Hwy 2	S. Elder Drive	10,100
0.86	I-35	S. Boundary Avenue	30,000
1.13	I-35	US Hwy 2	40,500

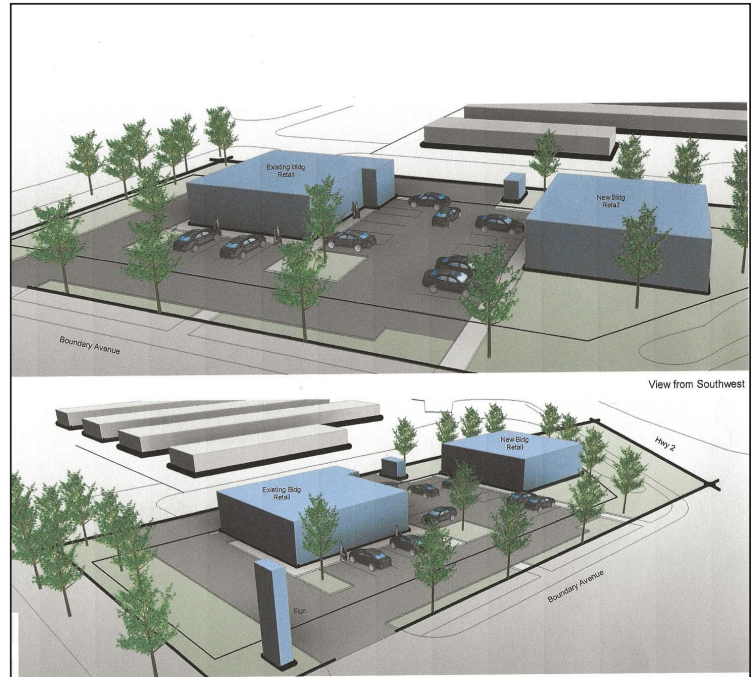
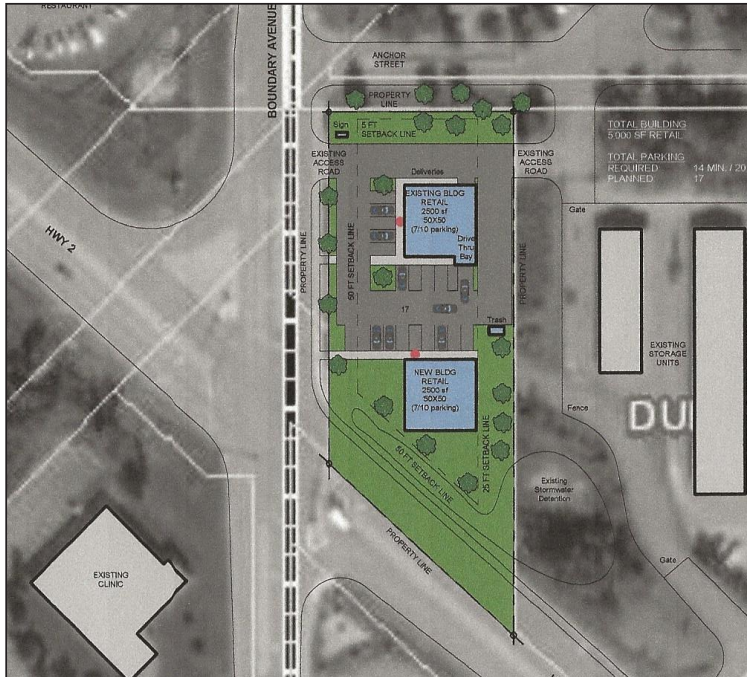
## Demographics | 1, 3, 5 mile radius

Miles	1	3	5
Population	3,692	16,037	38,940
Average Income	\$55,096	\$52,792	\$52,865
Households	1,598	6,752	16,300
Average Household Size	2.3	2.3	2.3

## Key Facts | 1, 3, 5 mile radius

Miles	1	3	5
Businesses	104	531	1,253
Employees	1,253	5,661	14,243
Unemployment Rate	3.0%	3.2%	3.1%

## Site Map - Potential Reuse/Development



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