

15XX WEST ARROW ROAD

15XX W. ARROW ROAD | DULUTH, MN



NEW SITE GREAT COMMERCIAL LOCATION



POTENTIAL BUILDING SIZE:

5,000 - 15,000 SF

PARCEL SIZE:

5 ACRES

ZONING:

MIXED USE COMMERCIAL

CURRENT USE:

RECENTLY GRADED TO SITE
READY CONDITION

PROPERTY HIGHLIGHTS

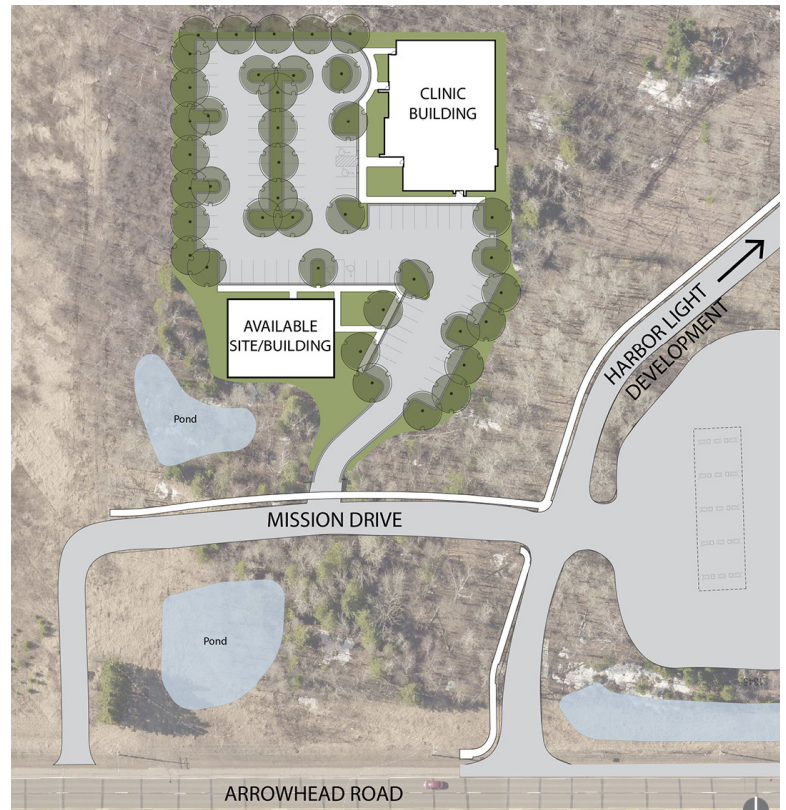
- Mission Professional Center
- Land Available: Built to suit or Sale
- Design Build: Property owner in conjunction with Primus Companies will Design your Clinic Building and/or Space
- Sewer and water in street at property line
- Adjacent to new Kwik Trip (10,000 visits per week)
- Offering price available upon request
- Leasing price available upon request



15XX WEST ARROWHEAD ROAD

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Site Plans



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

Traffic count: 13,900

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

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