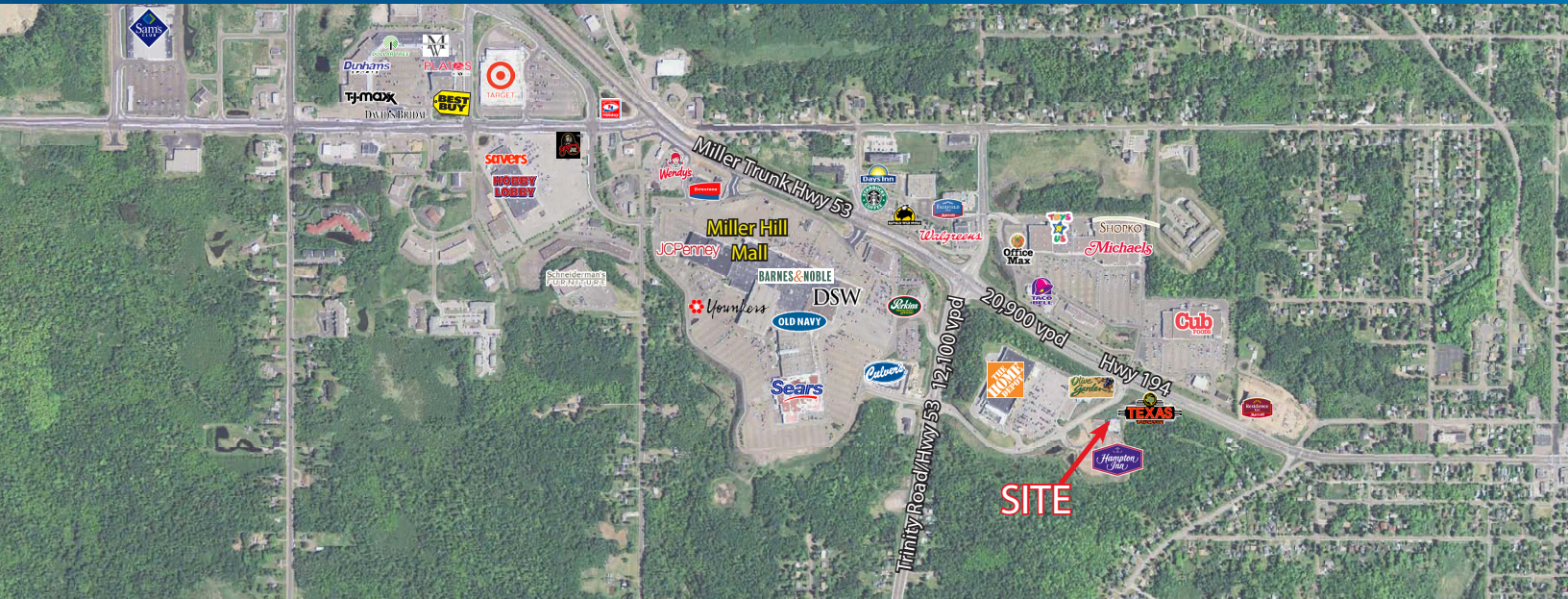


FOR LEASE > RETAIL PAD SITE

Duluth Heights

SEC MILLER TRUNK HIGHWAY 194 & TRINITY ROAD



DULUTH HEIGHTS > Site Plan



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Site Information

- > Location SEC Central Entrance Hwy 194 & Trinity Road/Hwy 53
- > 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

AVAILABILITY:

Up to 1.35 acres of developable land available immediately

DEMOGRAPHICS:

	3 Miles	5 Miles	10 Miles
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

(2015 estimates provided by ESRI)

TRAFFIC COUNTS:

- > Miller Trunk Highway 194 20,900 vpd
- > Trinity Road/Hwy 53 12,100 vpd

(2013 counts provided by MNDOT)

AREA TENANTS:

- > The Home Depot
- > Target
- > Dick's Sporting Goods
- > Texas Roadhouse
- > Kohl's
- > JC Penney
- > Cub Foods
- > Sam's Club
- > Sears
- > Shopko
- > Wal-Mart
- > Younkers

COMMENTS:

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 outlot remaining of 1.35 acres.

Contact Us

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