

FORMER ADVANCE AUTO  
5514 Grand Ave  
Duluth, MN  
For Lease



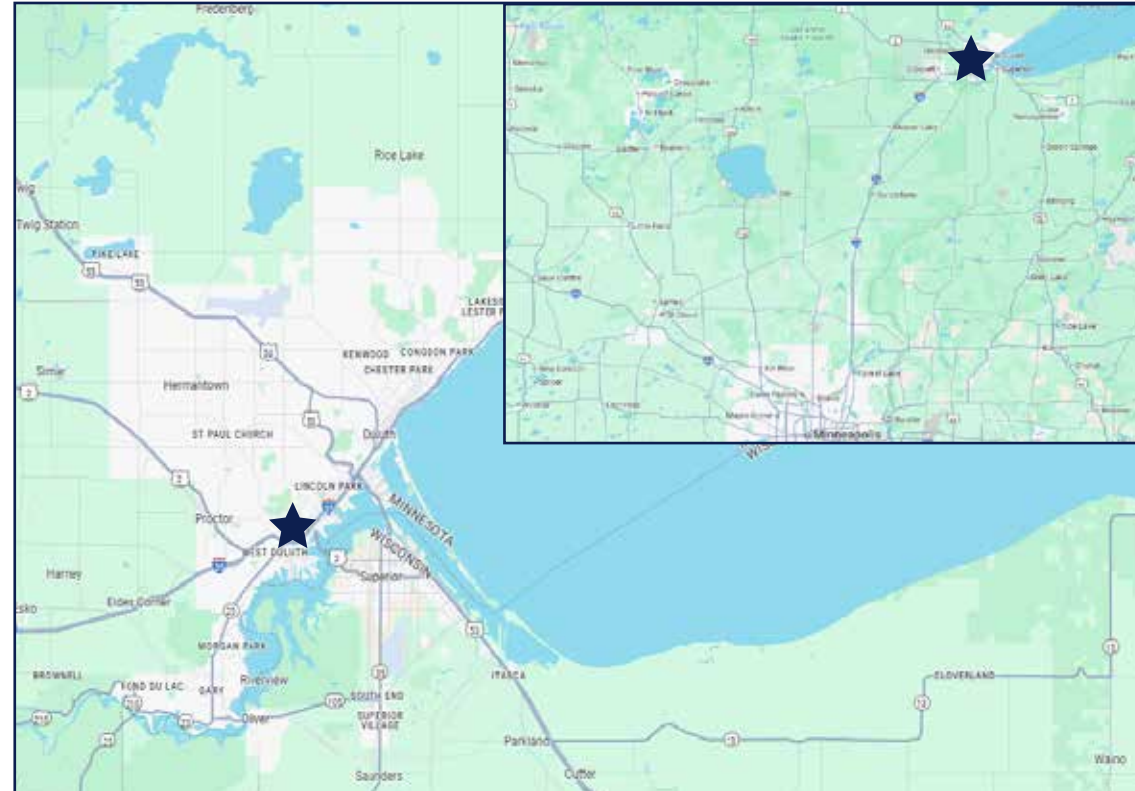
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|                        |                   |
|------------------------|-------------------|
| <b>ADDRESS</b>         | 5514 Grand Ave    |
| <b>CITY, STATE</b>     | Duluth, MN        |
| <b>SPACE AVAILABLE</b> | 6,853 SF          |
| <b>LOT SIZE</b>        | 0.44 AC           |
| <b>SALE PRICE</b>      | \$825,000         |
| <b>LEASE RATE</b>      | \$18.00 PSF NNN   |
| <b>TAX 2025</b>        | \$30,710.00       |
| <b>YEAR BUILT</b>      | 2006              |
| <b>COUNTY</b>          | St. Louis         |
| <b>PARKING</b>         | 24 Surface Stalls |

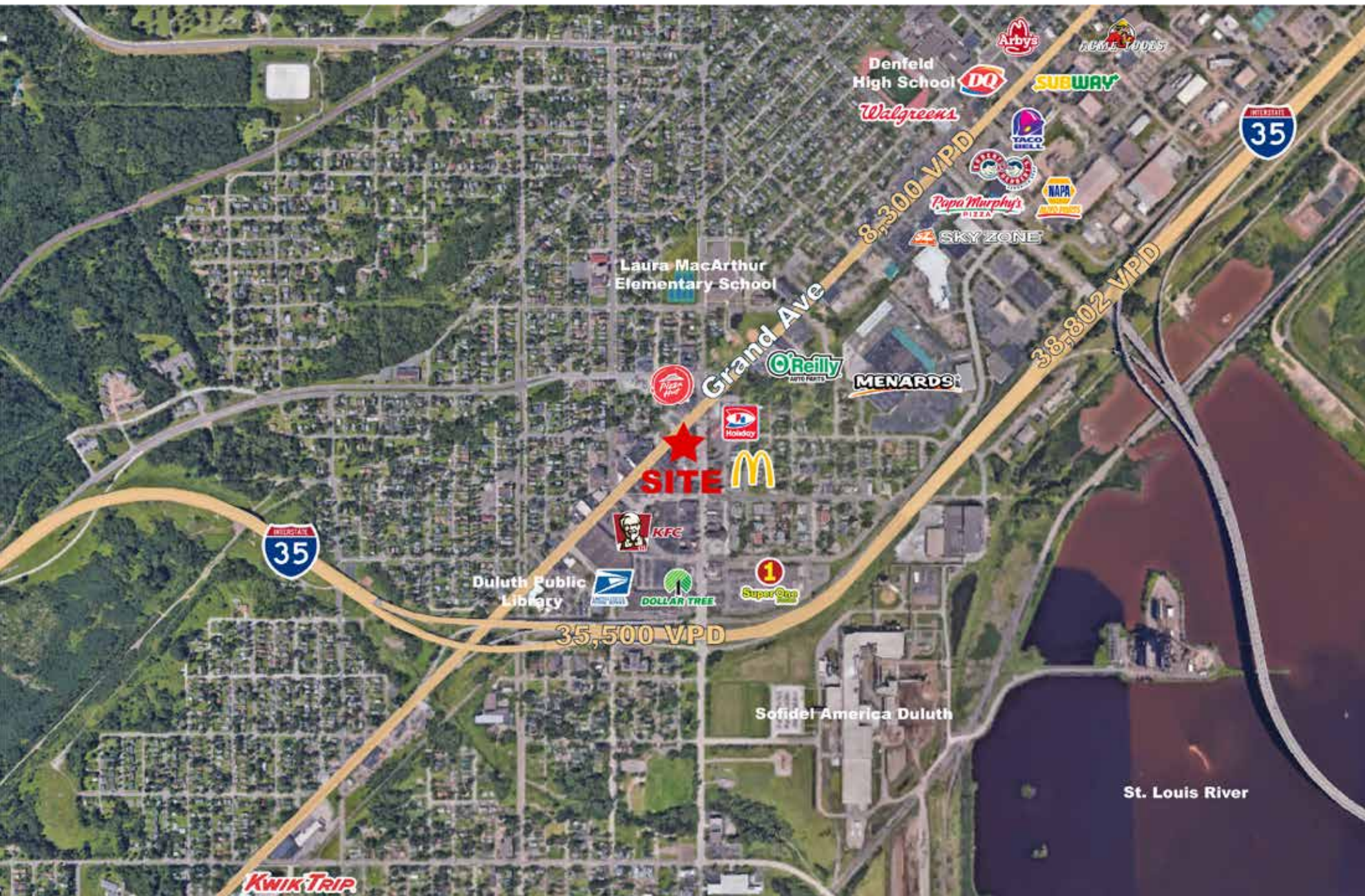


### HIGHLIGHTS

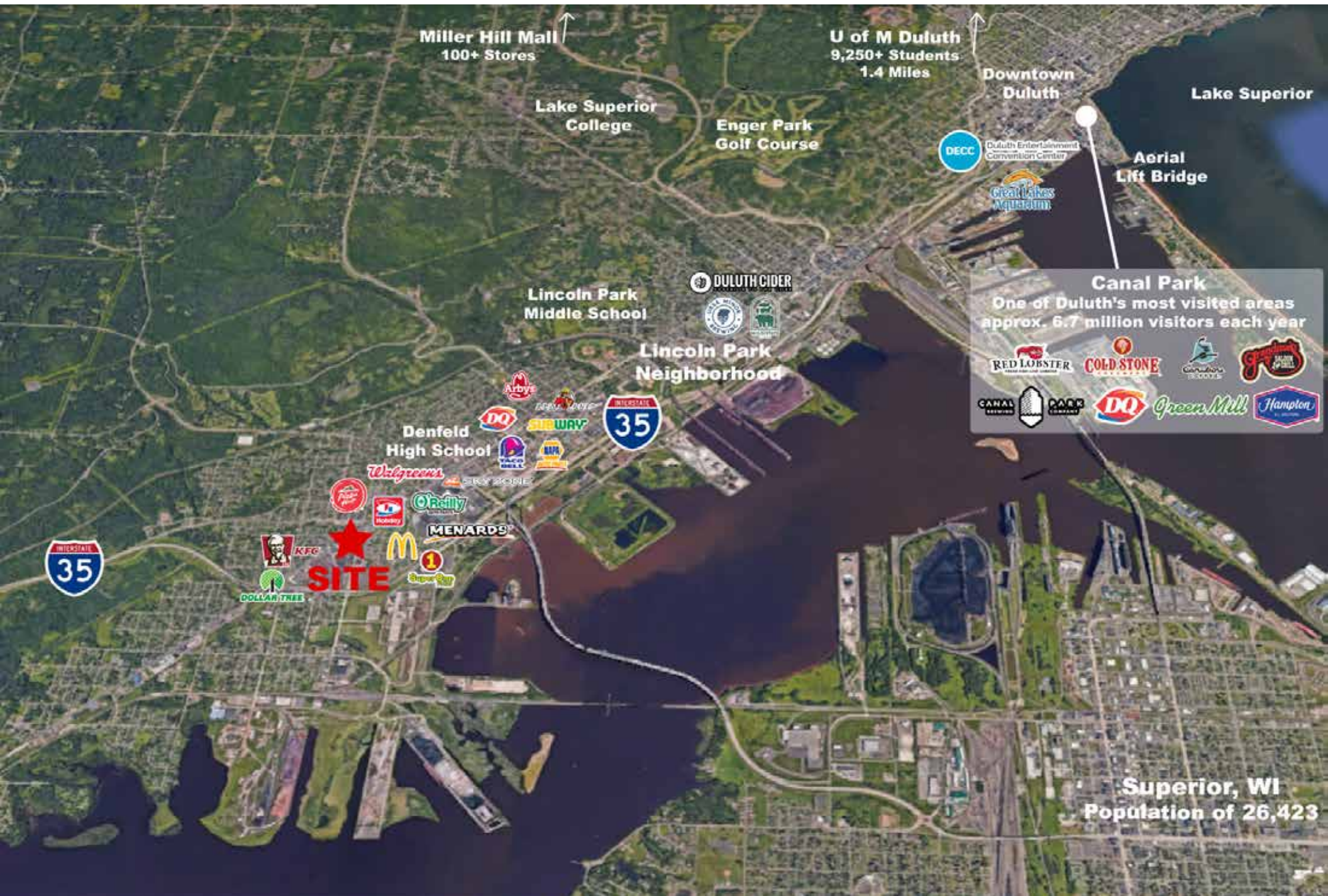
- Located in the Southern trade area of Duluth
- Positioned on the main thoroughfare for the areas commuter traffic with immediate access to I-35
- Desirable asset given Duluth's tight retail market
- Dual access from Grand Avenue and North Central Avenue
- Open floor plan allowing for a myriad of uses and configurations
- Pylon and Building Signage
- Zoning F-3 (Mid-Rise Community Shopping)
- Area Retailers: Menards, SuperOne Foods, Dollar Tree, and O'Reilly

| 2026<br>DEMOGRAPHICS         | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|------------------------------|---------------|---------------|---------------|
| <b>POPULATION</b>            | 6,676         | 26,481        | 63,762        |
| <b>MEDIAN AGE</b>            | 40.8          | 40.9          | 39.8          |
| <b>MEDIAN HH<br/>INCOME</b>  | \$64,010      | \$66,791      | \$60,607      |
| <b>AVERAGE HH<br/>INCOME</b> | \$77,239      | \$86,073      | \$81,723      |

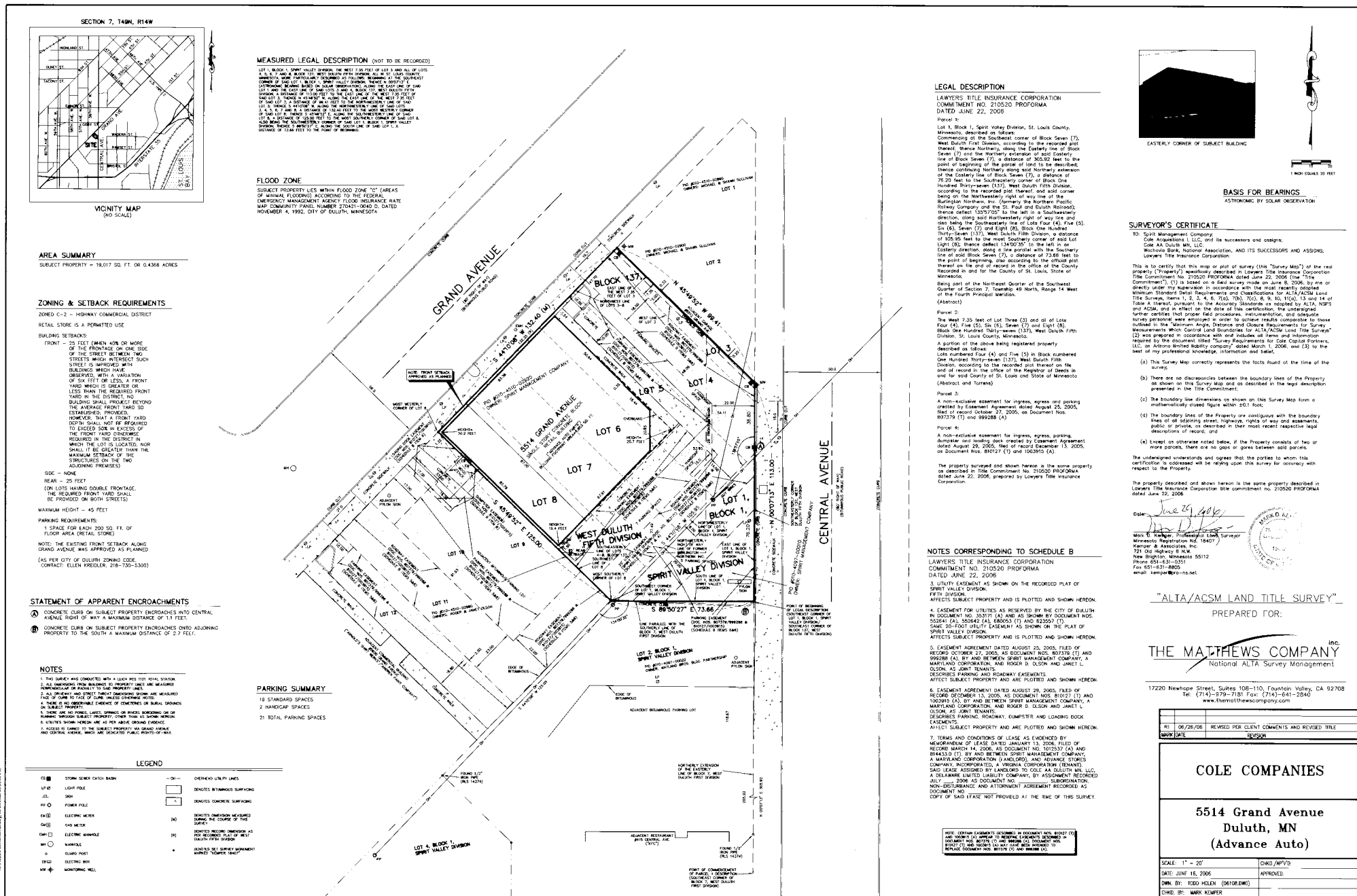














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