

# 425 WEST SUPERIOR STREET

Duluth, MN

Retail Space Available



WE MAKE  
COMMUNITIES  
COME ALIVE



# 425 WEST STREET SUPERIOR

Duluth, MN

## SPACE AVAILABLE

4,882 SF

## LEASE RATE

Negotiable

## OPERATING EXPENSES

CAM & Insurance:	\$ 6.12 psf
Real Estate Taxes:	\$ 2.69 psf
Total (2025):	\$8.81 psf

## NEIGHBORING TENANTS

Space is located on Superior Street, Duluth's major CBD thoroughfare.

On first floor of the Maurices corporate offices.

Surrounded by office properties, retail shops, hotels and restaurants.

## COMMENTS

- At 3rd Avenue West w/I35W interchange and bridge over I35 to regional draw of DECC, Great Lakes Aquarium & Canal Park tourist area.

## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

1 Mile	7,458
3 Miles	47,463
5 Miles	88,314



### AVERAGE HOUSEHOLD INCOME

\$40,958
\$64,794
\$72,569



### DAYTIME POPULATION

29,716
49,435
73,170



# SITE PLAN



## Duluth Center

BlueCross BlueShield  
of Minnesota  
425 West Superior Street  
Duluth, MN 55802

**Deb Carlson / Director**  
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# AERIAL

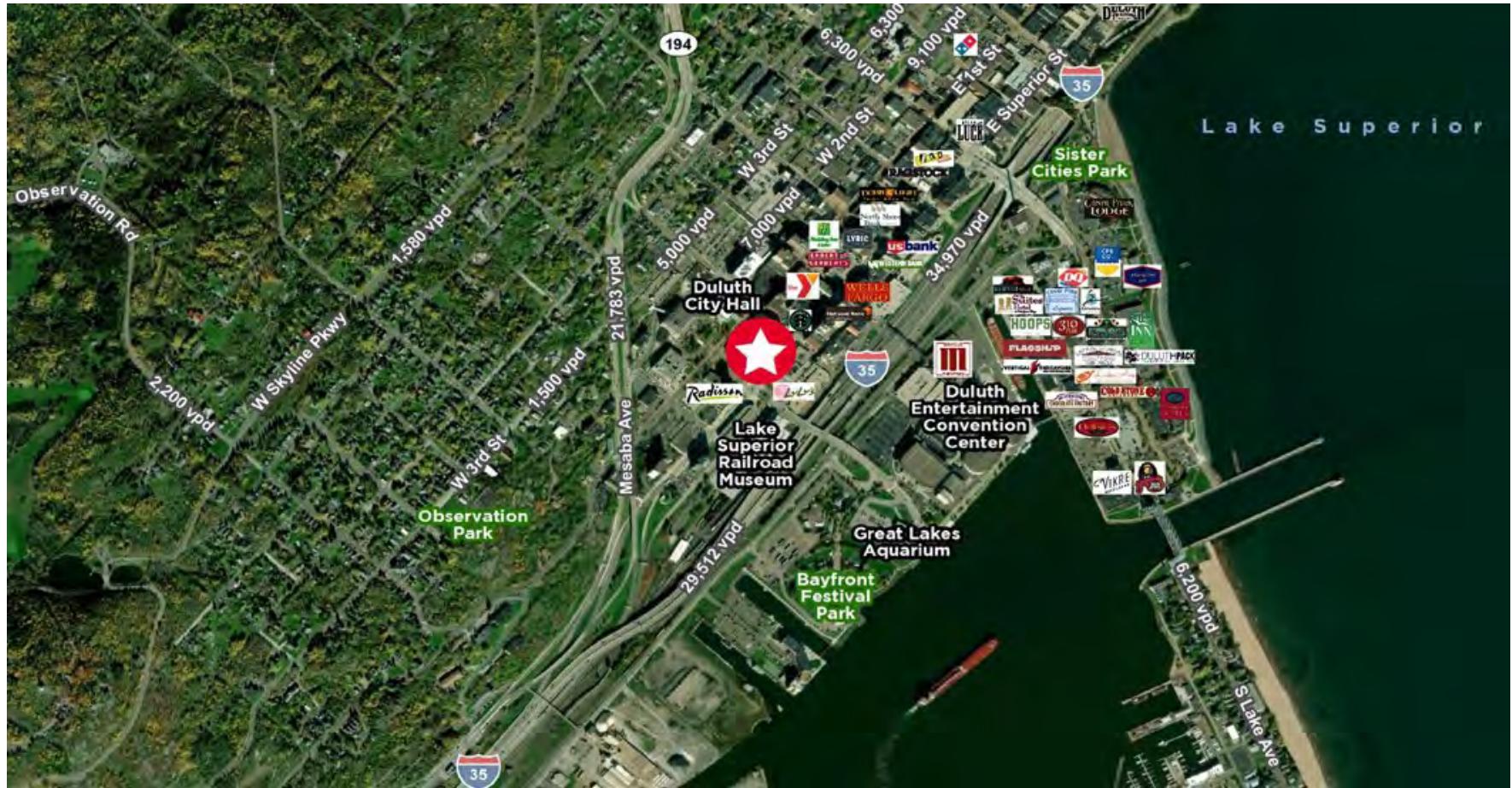


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