



**FOR SALE**

# 2,595 SF AVAILABLE DULUTH, MN

**Key Features**

- Parcel size: 18,620 SF Land
- Traffic Counts: 8,743 VPD
- 1-Mile (Pop.): 7,886
- 3-Mile (Pop.): 43,486
- 5-Mile (Pop.): 64,895
- Med. Income: \$83,655

**Property Highlights**

- Restricted - No C-Store, Car Wash, Coffee, Dollar Store
- Built in 1971

Tax Parcel ID	RE Taxes	Zoning	Asking Price
010-1460-1640, 010-1460-1630	\$14,783.00	MU - C	\$1,000,000

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