

## Arrowhead Business Center

# FOR LEASE OR SALE

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## PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

3517 West Arrowhead Road, Duluth, MN

Position your business for success on one of the most active commercial corridors in Duluth. This highly visible parcel offers an exceptional opportunity for new construction office, drive-through, or retail development in a location that blends convenience, accessibility, and strong built-in demand.

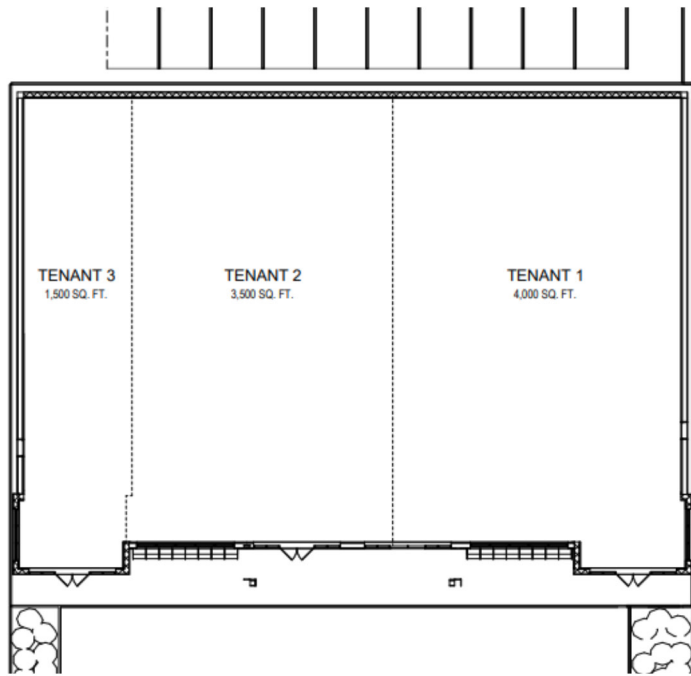
### Ideal Uses

- Professional or medical office
- Retail or service business
- Specialty or convenience uses
- Drive-through option available

This parcel offers the rare combination of **high visibility, regional accessibility, and proximity to Duluth's primary retail and residential activity centers**, making it an outstanding location for businesses ready to grow in a thriving commercial environment.



Conceptual Drawing



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## Strategic Location Advantages

### ■ At the Center of Duluth's Retail Hub

This new construction site is located just moments from Miller Hill Mall and surrounding national retailers, restaurants, and service providers. Benefit from the high consumer traffic already drawn to the area, with an average daily traffic count of more than 14,300.

### ■ Surrounded by Built-In Customers

The site is positioned near established residential neighborhoods, multi-family housing, airport, and commercial centers - creating steady daily traffic from local residents, employees and visitors.

### ■ Strong Corridor Visibility & Access

West Arrowhead Road is well-traveled, serving as a connection for residential neighborhoods, retail destinations, and regional commuters. Excellent exposure and easy access make this site ideal for businesses that depend on convenience and visibility.

