

**Mixed-Use
For Sale**



Offering Memorandum:

Prime Location Mixed-Use

1017 W Central Entrance Duluth, MN 55811

RE/MAX
COMMERCIAL®

Building Overview



Building Information:

Sale Price
\$2,650,000.00

Building Size:
5,849 sq. ft.
(6,000 possible)

Lot Size:
0.27 Acres

Zoning:
MU-C – Mixed-Use Com

Year Built:
1994/Numerous
Renovations

Floors:
2 Floors

Units:
x4 NNN

Parking:
-14 spots & REA with
surrounding lots

Heating/Cooling:
Forced Air/ Central Air

Construction
Frame/Steel

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Duluth, MN 55811



Sale Information

Highlights:

- Incredible Location in Duluth's busiest commercial corridor.
- x4 NNN Tenants
- Absolute NNN model
- Long-term National Anchor Tenant (Cold Stone Creamery)
- Outstanding Visibility
- 21,548 Cars per Day (2023)

This premier commercial property is a rare opportunity to own a fully leased asset in the heart of Duluth's busiest retail and business corridor. Built in 1994 and numerous renovations, the two-story, **5,849 sq. ft. building** (possibility to make it 6,000 sq ft) sits on a **11,160 sq. ft. lot** and features **14 dedicated parking spaces** with **REA agreements** in place for shared access to surrounding parking lots. Anchored by a **long-term national tenant – Cold Stone Creamery**, the property boasts a diverse and stable tenant mix that includes **Lake Superior Dispensary, Edward Jones, and Med Spa**, all operating under **NNN leases** for a truly hands-off investment experience.

Situated on W Central Entrance, the property enjoys **outstanding visibility** with **21,548 cars per day (2023)**. This high-traffic corridor places the property in a prime position to attract and retain top-tier tenants. With a stabilized income stream, modernized facilities, and proximity to key commercial activity, this property offers investors both stability and growth potential.

Don't miss this opportunity to own a landmark asset in one of Duluth's most dynamic commercial hubs. Contact us today for more information or to schedule a private tour.

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Lease & Income Overview



Tenant	Square Feet	Monthly Income	Commencement Date	Renewal Date
Cold Stone Creamery	1,940	\$3,820.00	5/28/2004	7/31/2029
Lake Superior Dispensary	968	\$1,452.00	3/20/2024	4/30/2026
Edward Jones	853	\$1,316.00	7/25/1997	2/28/2026
Med Spa	308	\$1,265.28	7/26/2024	7/30/2029
	1,463	\$1,706.87	"	"

Total Annual NOI = \$114,721.80
4.33% Cap Rate

*All leases are Absolute NNN. Tenants pay prorated CAM's and prorated shares of property expenses including management fees.

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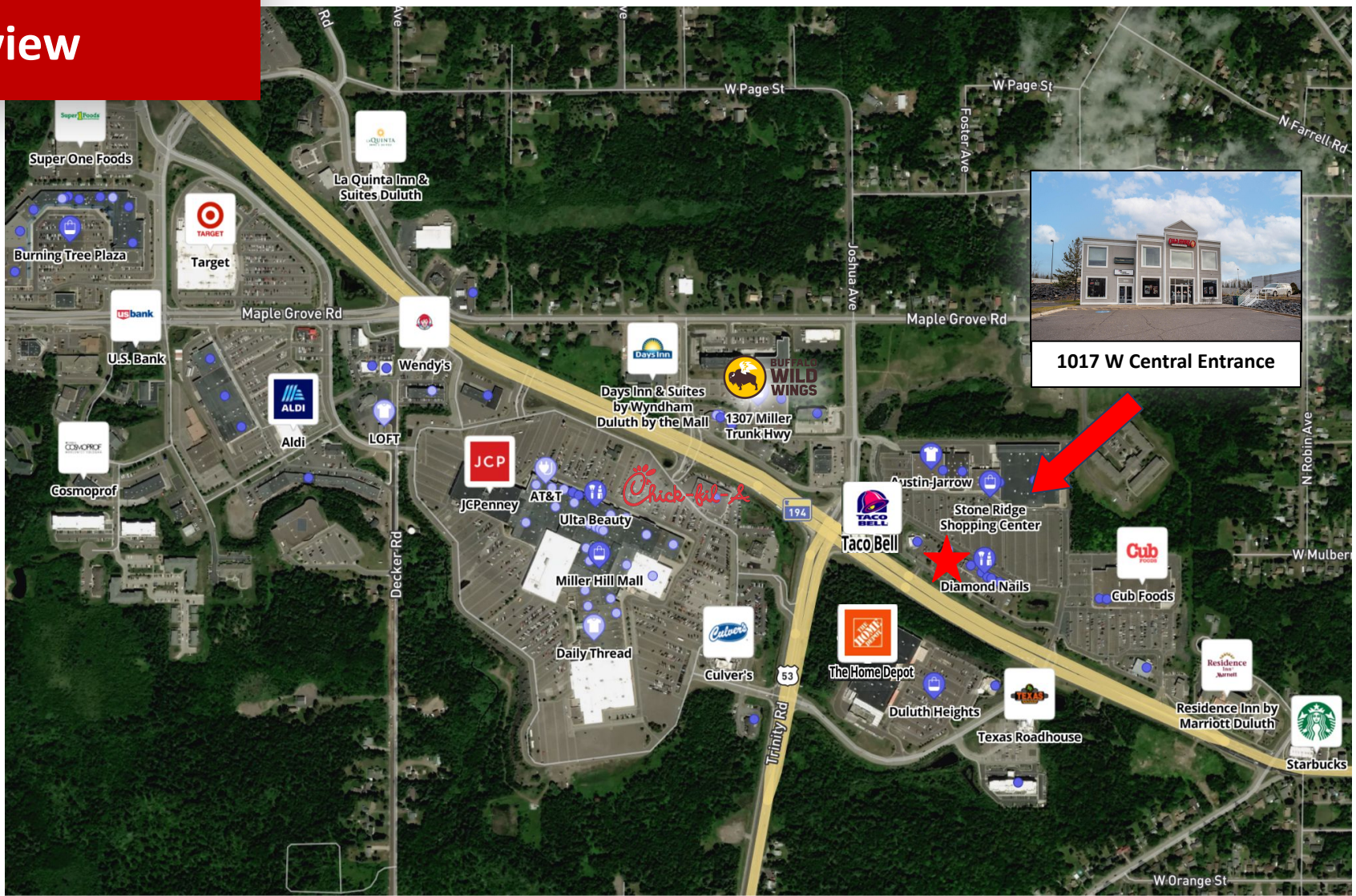
Local Area Overview



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Local Area Overview



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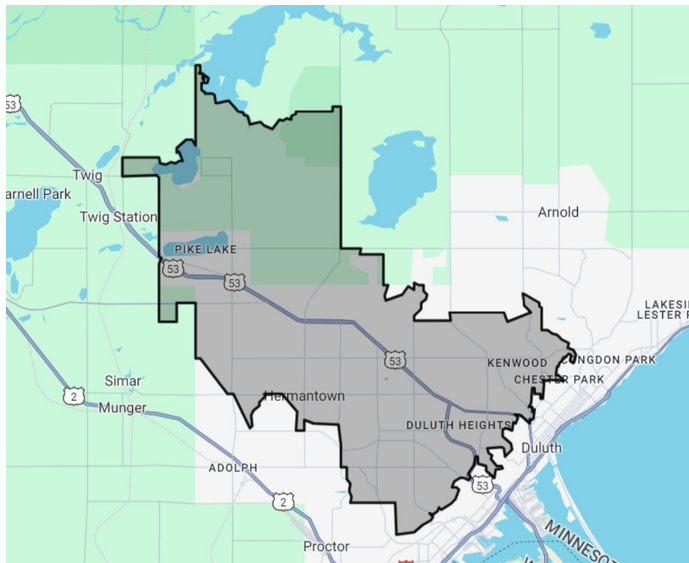
Demographics: Esri Data

Criteria Used for Analysis

Median Household Income \$74,519	Median Age 42.4	Total Population 28,043	1st Dominant Segment Comfortable Empty Nesters
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Consumer Segmentation

Life Mode What are the people like that live in this area?	GenXurban Gen X in middle age; families with fewer kids and a mortgage	Urbanization Where do people like this usually live?	Suburban Periphery The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population
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55811 – Duluth, MN

Top Tapestry Segments	Comfortable Empty Nesters	Midlife Constants	In Style	Green Acres	Old and Newcomers
% of Households	2,212 (19.3%)	2,060 (18.0%)	1,943 (16.9%)	1,314 (11.5%)	1,286 (11.2%)
% of Duluth	2,840 (7.6%)	1,915 (5.1%)	5,484 (14.7%)	41 (0.1%)	1,858 (5.0%)
Lifestyle Group	GenXurban	GenXurban	GenXurban	Cozy Country Living	Middle Ground
Urbanization Group	Suburban Periphery	Suburban Periphery	Metro Cities	Rural	Metro Cities
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family; Multi-Units
Household Type	Married Couples	Married Couples w/No Kids	Married Couples w/No Kids	Married Couples	Singles
Average Household Size	2.49	2.3	2.32	2.65	2.11
Median Age	49.2	48	43	44.8	40.5
Diversity Index	46.1	48	50.9	37.4	62.3
Median Household Income	\$89,200	\$56,700	\$87,800	\$95,600	\$55,400
Median Net Worth	\$362,800	\$57,800	\$243,800	\$346,700	\$63,100
Median Home Value	\$283,300	\$215,400	\$348,500	\$329,300	\$242,900
Homeownership	87.7 %	75.2 %	70.7 %	88 %	49.3 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Bachelor's Degree	High School Diploma	Bachelor's Degree	High School Diploma	Some College No Degree
Preferred Activities	Play golf, ski and work out regularly . Home maintenance a priority among these homeowners.	Sociable, church-going residents . Enjoy movies at home, reading, fishing and golf.	Support arts, concerts, theaters, museums . Prefer organic foods, grow their own vegetables.	Pursue physical fitness vigorously, . Active in communities and social organizations.	Strong sense of community volunteer for charities . Food features convenience, frozen and fast food.
Financial	Portfolio includes stocks, CODs, mutual funds and real estate	42% receive Social Security, 27% also receive retirement income	Variety of investments often managed by a financial planner	Comfortable with debt, and investments.	Price aware and coupon clippers, but open to impulse buys
Media	Listen to sports radio; watch sports on TV	After TV, Radio and newspapers are medias of choice	Connected and knowledgeable via smartphones	Provided by satellite service, radio and television	Features the Internet, listening to country music and read the paper
Vehicle	Own 1-2 vehicles	Own domestic SUVs, trucks	Partial to late model SUVs and compact SUVs	Late model trucks SUVs, ATVs and motorcycles	View car as transportation only

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Additional Photos



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Contact Us:

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More properties available at:

TwinPortsCommercial.com