

TWO-TENANT RETAIL

COLLEGE TOWN (25K+ STUDENTS) | 8.37 WALT | RETAIL TRADE AREA OVER 548K PEOPLE | NEW 10-YEAR GOODWILL LEASE



TRUE NORTH
GOODWILL

PROPERTY BROCHURE

4615 Grand Ave | Duluth, Minnesota



MID-AMERICA®
Real Estate-Minnesota, LLC

PROPERTY OVERVIEW



ADDRESS:	4615 Grand Avenue Duluth, MN 55807
GROSS LEASABLE AREA:	15,631 SF
LAND SIZE:	0.909 AC
CURRENT OCCUPANCY:	100%
YEAR 1 NOI:	\$188,622
OFFERING PRICE:	\$2,357,000
PRICE PSF:	\$151
IN PLACE CAP RATE:	8.0%
YEAR 5 CAP RATE	8.9%
YEAR BUILT:	1998
WALT:	8.37 Years
# OF TENANTS:	2



New 10 year Goodwill lease (Now Open!)



Net income increases 2.79% annually on average during the first 5-years of the hold period



College town with over 25,000 students



Busy intersection with 20,803 VPD



Duluth is the 2nd largest economy in the state with a trade area of over 548k people



“Hidden Gem” West Duluth neighborhood with 30k+ people in 3 miles



Duluth has a low retail vacancy rate of 2% with high barriers to entry

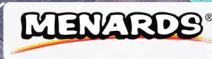


Goodwill true north has 100+ year history with 11 stores across northern Minnesota and Wisconsin



New silicone roof coating with 15 year total system warranty

MARKET AERIAL



135/Hwy 2 - 38,802 VPD

Hwy 2 - 17,900 VPD

Grand Ave - 13,503 VPD

N 46th Ave W - 7,300 VPD

Wadena St

Mike Colallo Dr

Oneota St

52nd Ave W

3rd Ave W

N 4th Ave W

Elmer St

W 5th St

W 6th St

W 7th St

W 8th St

W 9th St

W 10th St

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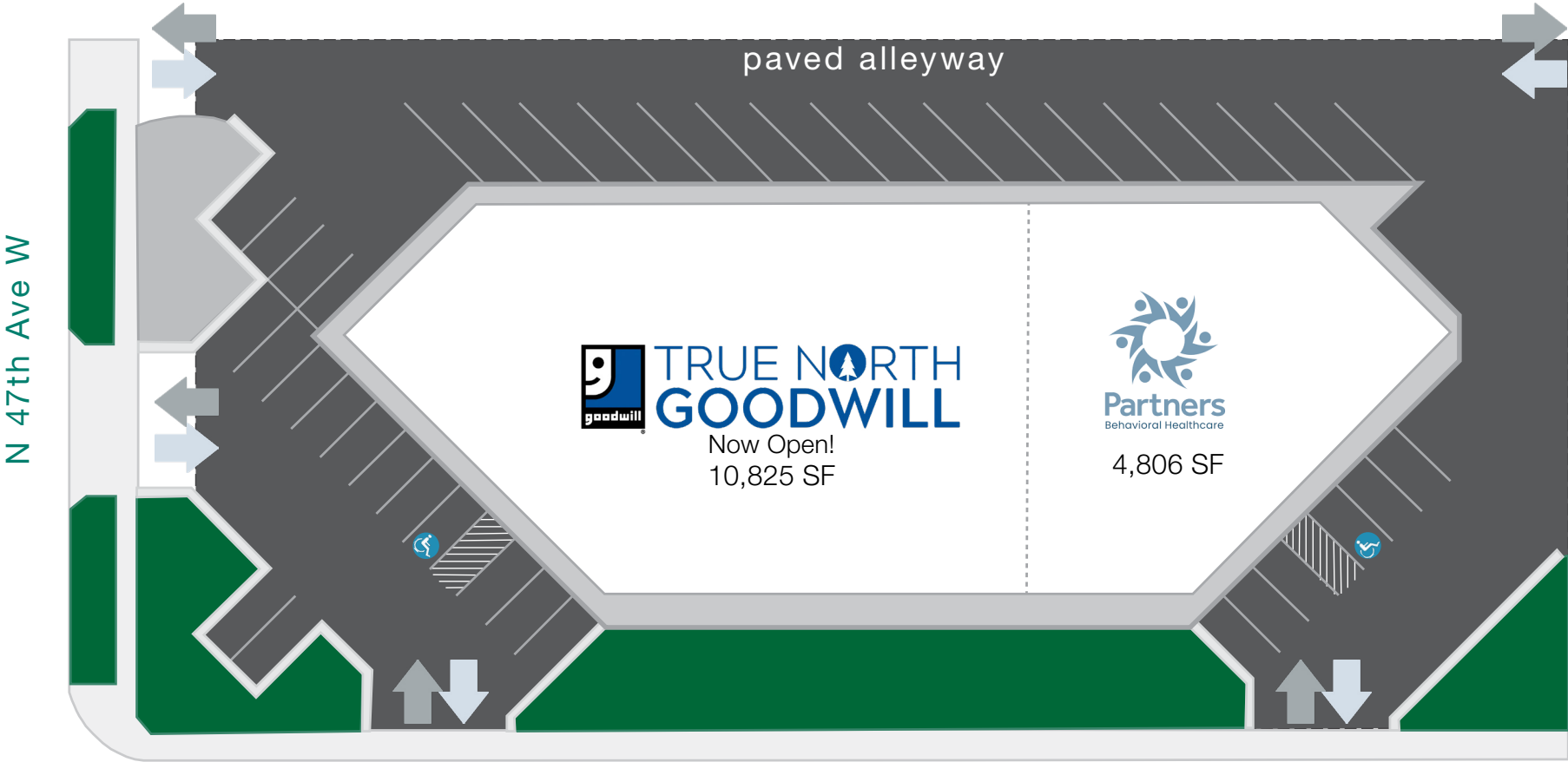
W 97th St

W 98th St

W 99th St

W 100th St

SITE PLAN



4615 GRAND AVE

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