



4088 Haines Road, Duluth

SPACE FOR LEASE

Contact:



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titaniumpartners.com

TITANIUM
PARTNERS

High-Visibility Multi-Tenant Development at Haines & Maple Grove Roads - Duluth, MN

Titanium Partners is proud to present a rare opportunity at one of the last undeveloped corners in a premier Duluth retail corridor along the Duluth/Hermantown border. Located at the highly traveled intersection of Haines Road and Maple Grove Road, this prime site offers full access from both directions and excellent exposure to over 20,800 vehicles per day.

Property Highlights

- Suites available from 1,000 - 10,000 SF
- End-cap drive-through availability
- Flexible build-to-suit options

Schedule a tour of this site to learn how your business can be a part of the vision.



Property Highlights

- High-traffic corner with **20,800+ vehicles daily**
- Flexible **build-to-suit** options
- **Full access** from both directions
- **Future building size:** Up to 10,000 SF
- Surrounded by **major retailers**
- Less than 1 minute from **Miller Hill Mall**
- **Drive-through capabilities** for end-cap tenants

Why This Property?

This 10,000 SF future turnkey development is designed to become a vibrant hub for prospective retail, dining, housing and more, offering unmatched visibility and customization potential. Located near established retailers, this area's thriving commercial corridor is experiencing growing demand.

Be Part of the Vision.

Titanium Partners invites you to join us in creating an exceptional, potential housing and dining destination. With high visibility, flexible configurations, and drive-through capability, this is your chance to secure a top-tier location in Duluth's growing commercial center.

To Learn More

Contact Titanium Partners at 218.461.4344 or info@titaniumpartners.com to schedule a site tour, or visit titaniumpartners.com/portfolio.

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Nearby Businesses:

Retail:

- Sam's Club
- Walmart
- Miller Hill Mall
- Target
- Fleet Farm

Grocery/Restaurant:

- Famous Dave's
- Buffalo Wild Wings
- Applebee's
- 7 West Taphouse
- Aldi
- Super One

Hotels:

- Holiday Inn Express
- Country Inn & Suites
- La Quinta
- Hampton Inn

Universities:

- University of Minnesota Duluth
- The College of St. Scholastica
- Lake Superior College



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