

PROUDLY PRESENTED BY:

**TITANIUM**

Built to Suite - Retail/Restaurant Spaces Available  
1,000 Sq. Ft. - 10,000 Sq. Ft.

## MAPLE GROVE RD DEVELOPMENT

2546 Maple Grove Rd, Duluth, MN 55811

[TitaniumPartners.com](http://TitaniumPartners.com)

Investing for the future





# A RARE OPPORTUNITY IN ONE OF DULUTH'S BUSIEST DISTRICT

## MAPLE GROVE RD DEVELOPMENT

ADDRESS: 2546 Maple Grove Rd,  
Duluth, MN 55811

PRICE: Contact for pricing

### AVAILABLE SQUARE FOOTAGE

1,000 - 10,000 Sq. Ft.

### NOTABLE NEARBY BUSINESSES

Target  
Best Buy  
Miller Hill Mall

### PARKING

Built to Suit

### PROPERTY TYPE

Land / Retail

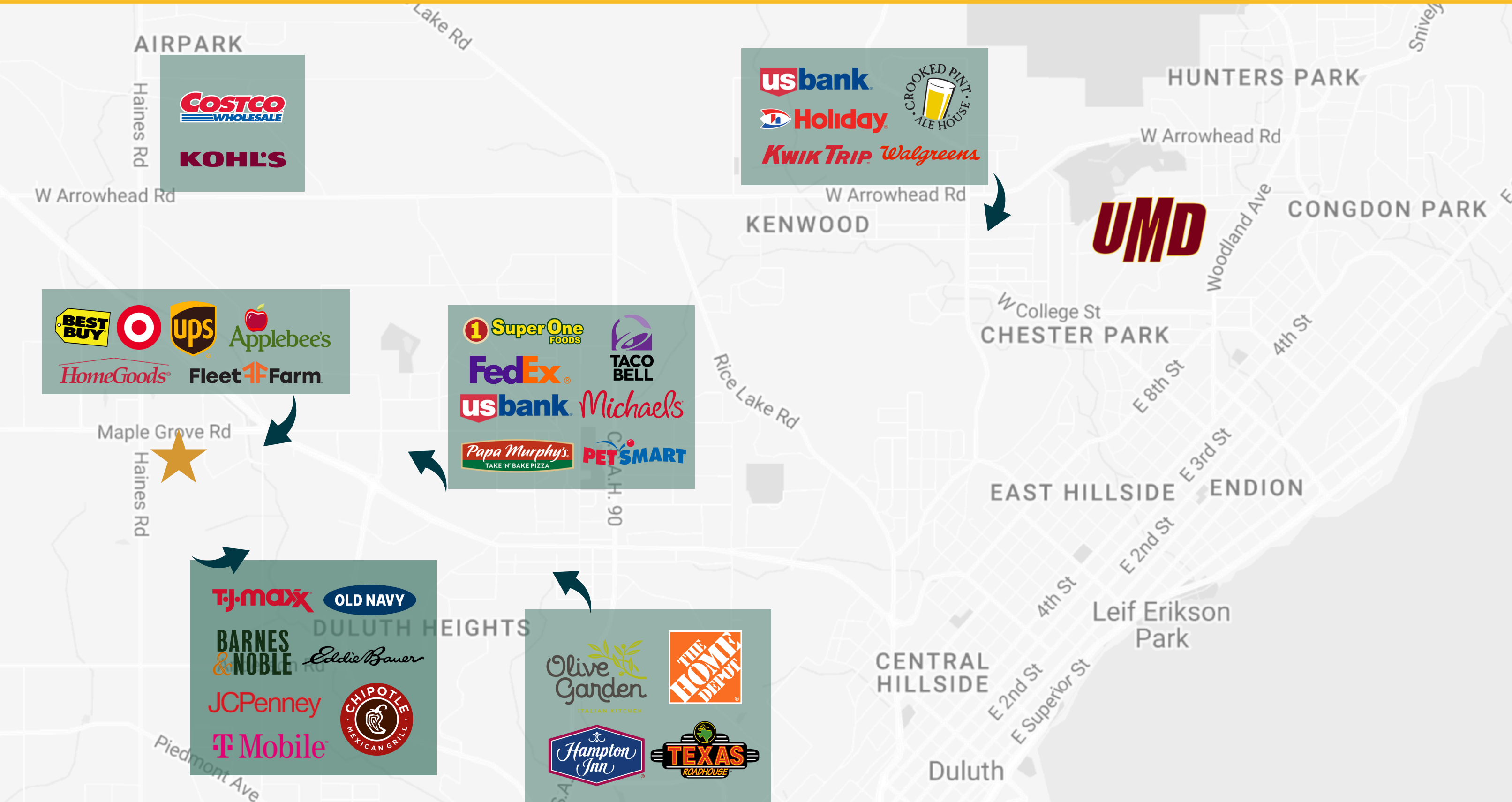
### One of the last undeveloped intersections in an established prime corridor

Titanium Partners invites you to join us in creating an extraordinary retail and food destination. This 10,000 SF turnkey development is designed to host a mix of retail, restaurants, and more, with the flexibility to include drive-through capabilities.

#### Project Highlights:

- Up to 10,000 SF of modern, customizable commercial space
- Strategically designed for retail, dining, and other businesses
- Prime corner lot location with high visibility and traffic

# PUT YOUR BUSINESS ON THE MAP!



Nearby Businesses:

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

- Grocery & Restaurant:
- Buffalo Wild Wings
  - Texas Roadhouse
  - Applebees
  - Taco Bell
  - Sammy's Pizza
  - Aldi's
  - Super One

- Hotels:
- Hampton Inn
  - Holiday Inn
  - Country Inn
  - La Quinta Inn

- Universities:
- University of Minnesota Duluth
  - St. Scholastica
  - Lake Superior College





# FUTURE DEVELOPMENT: MAPLE GROVE ROAD

## AREA RETAILERS

- Future Building Size Up to 10,000 SF
- Near Numerous Major Retailers
- Less than 1 Mile from Miller Hill Mall
- 20,800 Vehicles/Day at the Nearest Intersection Maple Grove & Haines Road.



**TITANIUM**

INVESTING FOR THE FUTURE  
**TitaniumPartners.com**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR MORE INFORMATION  
PLEASE CONTACT

**Brady Erickson**  
**612.295.3650**

**Berickson@TitaniumPartners.com**





LEASING AGENT

Brady Erickson

License: MN 40503294

[berickson@titaniumpartners.com](mailto:berickson@titaniumpartners.com)

**TITANIUM**

INVESTING FOR THE FUTURE  
**TitaniumPartners.com**

Titanium Partners expert team offers a mixture of unrivaled customer service combined with years of asset management experience. We offer next-level service with local expertise.

**TITANIUM**



# TITANIUM

Development | Management } Investment } Brokerage

QUESTIONS?

[berickson@titaniumpartners.com](mailto:berickson@titaniumpartners.com)

INVESTING FOR THE FUTURE