

FOR SUBLEASE - 13,225 SF



## CVS PHARMACY

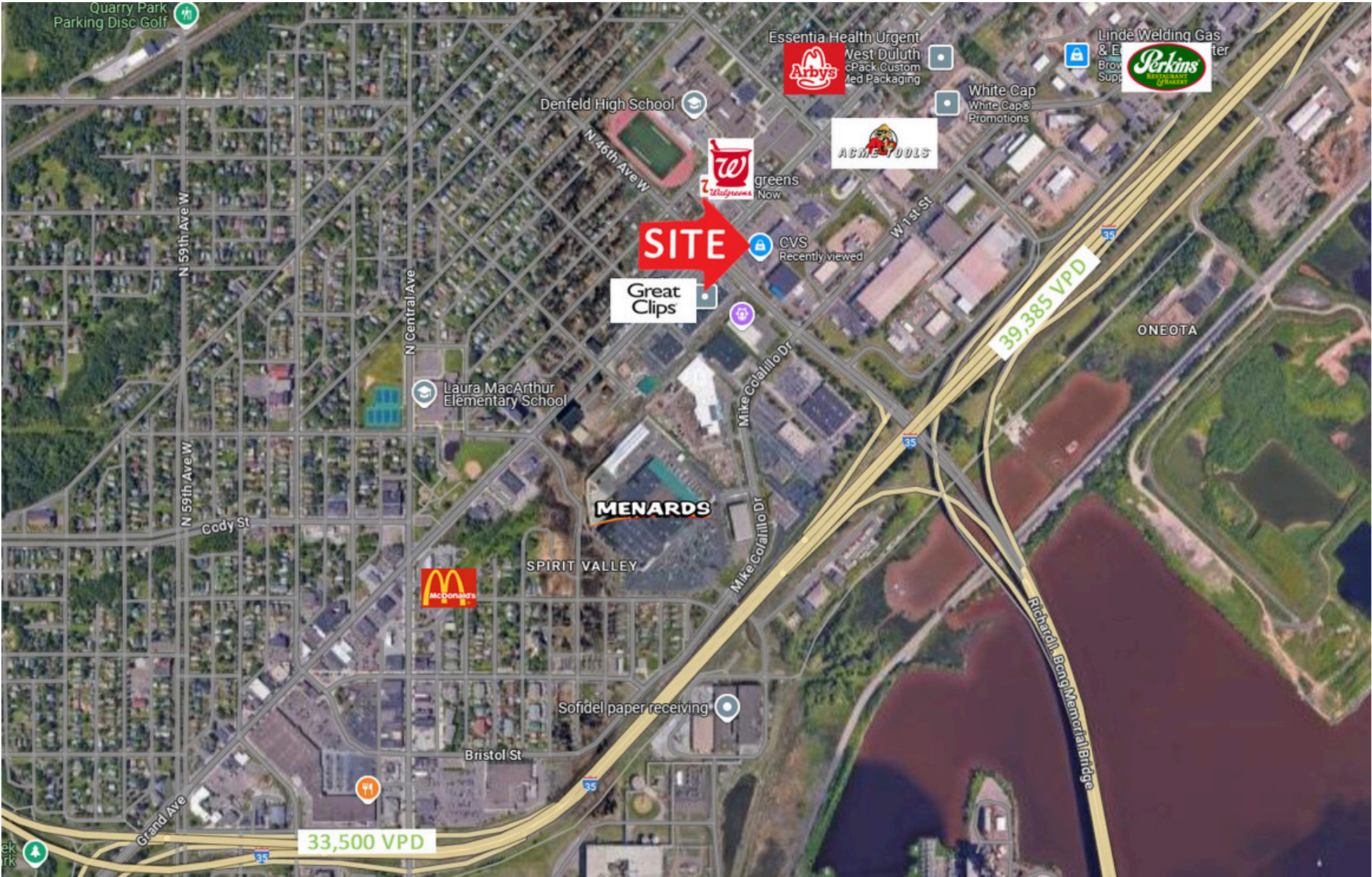
4528 GRAND AVE, DULUTH, MN 55807

Bloom Commercial Real Estate  
800 LaSalle Avenue | Suite 1250  
Minneapolis, MN 55402  
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# AERIAL VIEW





SITE PLAN

PROPERTY SIZE  
327' X 200' = 69,372 SF OR 1.59 AC

BUILDING SIZE  
NORTHERN TYPE B  
142'-4" X 95'-4" = 13,225 SF

SITE CRITERIA CHECKLIST

PROJECT DATA

TOTAL SITE AREA

1.59 AC

CVS PHARMACY

13,225 SF

CITY REQUIRED

1 STALL/200 SQ FT = 67 STALLS MIN. SIZE 9'X17'

CVS PARKING PROVIDED

73 STALLS 9'X20' AND 9'X19'

TOT. LOADING REQ'D

1 SPACE

TOT. LOADING PROVIDED

1 SPACE

LAND INFORMATION

LAND LOT

PARCEL NUMBER

BOUNDARY SURVEY

DRAWN FROM TAX MAPS

TOPOGRAPHICAL SURVEY

DRAWN FROM AERIAL PHOTO

OFF SITE IMPROVEMENTS

N/A

TRAFFIC STUDY

NOT REQUIRED

OVERLAY DISTRICTS

N/A

ZONING INFORMATION

EXISTING ZONING

C-2

PROPOSED ZONING

C-2

BUILDING HEIGHT LIMIT

45'

SETBACK INFORMATION

BUILDING

PARKING

PROPOSED FRONT SETBACK

0'

PROPOSED REAR SETBACK

0'

PROPOSED SIDE SETBACK

0'

DOT INFORMATION

CURB CUT PERMIT

TBD

ACCESS

FULL ON BOTH GRAND AND 46TH

MAJOR ROAD JURISDICTION

SAINT LOUIS COUNTY

MINOR ROAD JURISDICTION

CITY OF DULUTH

LANDSCAPING INFORMATION

SITE LANDSCAPING

☐ YES

☒ NO

☐ SHOWN ON PLAN

UTILITY INFORMATION

GAS AVAILABILITY

☒ YES

☐ NO

☐ SHOWN ON PLAN

ELECTRIC AVAILABILITY

☒ YES

☐ NO

☐ SHOWN ON PLAN

TELEPHONE AVE.

☒ YES

☐ NO

☐ SHOWN ON PLAN

CABLE AVAILABILITY

☒ YES

☐ NO

☐ SHOWN ON PLAN

WATER AVAILABILITY

☒ YES

☐ NO

☐ SHOWN ON PLAN

SEWER AVAILABILITY

☒ YES

☐ NO

☐ SHOWN ON PLAN

STORM AVAILABILITY

☒ YES

☐ NO

☐ SHOWN ON PLAN

SITE RISK ASSESSMENT

1. EXISTING GAS STATION TO BE REMOVED.

2. EXISTING BILLBOARD TO REMAIN ON LOT 5.

3. POTENTIAL FUTURE ACCESS AT NORTHEAST CORNER OF THE SITE WILL REQUIRE CITY APPROVAL.

4. 9'X19' STALLS AT CURB.

5. PUBLIC SIDEWALK MAY ENCRUSH ON PROPERTY.

6. COORDINATE SIGN LOCATIONS WITH CVS REGIONAL SIGN COMPANY, DEVELOPER AND CITY.

7. CROSS ACCESS WILL BE REQUIRED.

PROPERTY BOUNDARIES MAY CHANGE WITH THE COMPLETION OF THE ALTA SURVEY  
THIS CHANGE COULD AFFECT THE LAYOUT OF THE SITE

SIGN INDEX — SEE ICON SIGN PKG

A1 — Standard New Pyon Sign

A2 — Standard Monument Sign

B — 48" CVS/Pharmacy (ILLUMINATED)

B2 — 18" Drive-Thru Pharmacy (ILLUMINATED)

B3 — 18" Photo Center (ILLUMINATED)

B5 — 9" Drive-Thru Pharmacy (ILLUMINATED)

B6 — 9" DTP (ILLUM) 7" FULL SERVICE-FULL SERVICE (NON-ILLUM)

B7 — 9" DTP (ILLUM) 7" EXIT (NON-ILLUM)

B14 — Receiving Door Sign

C1 — ENTER

C2 — EXIT

C3 — Drive-Thru Pharmacy

C4 — Thank You/Do Not Enter

PARKING ACCEPTABLE GRADES

MAIN PARKING MIN 1.0% MAX 5.0%

HANDICAP PARKING MIN 1.0% MAX 2.0%

TRUCK UNLOADING AREA MIN 1.0% MAX 4.0%

PARKING ENTRANCE MIN 1.0% MAX 7.0%

ESTIMATING INFORMATION

LANDSCAPING/SCREENING/IRRIGATION, SQ.FT

5,064 SF

CONCRETE

3,845 SF

CURB & GUTTER LF

1,666 LF

PARKING LOT (HEAVY — TYP) SY

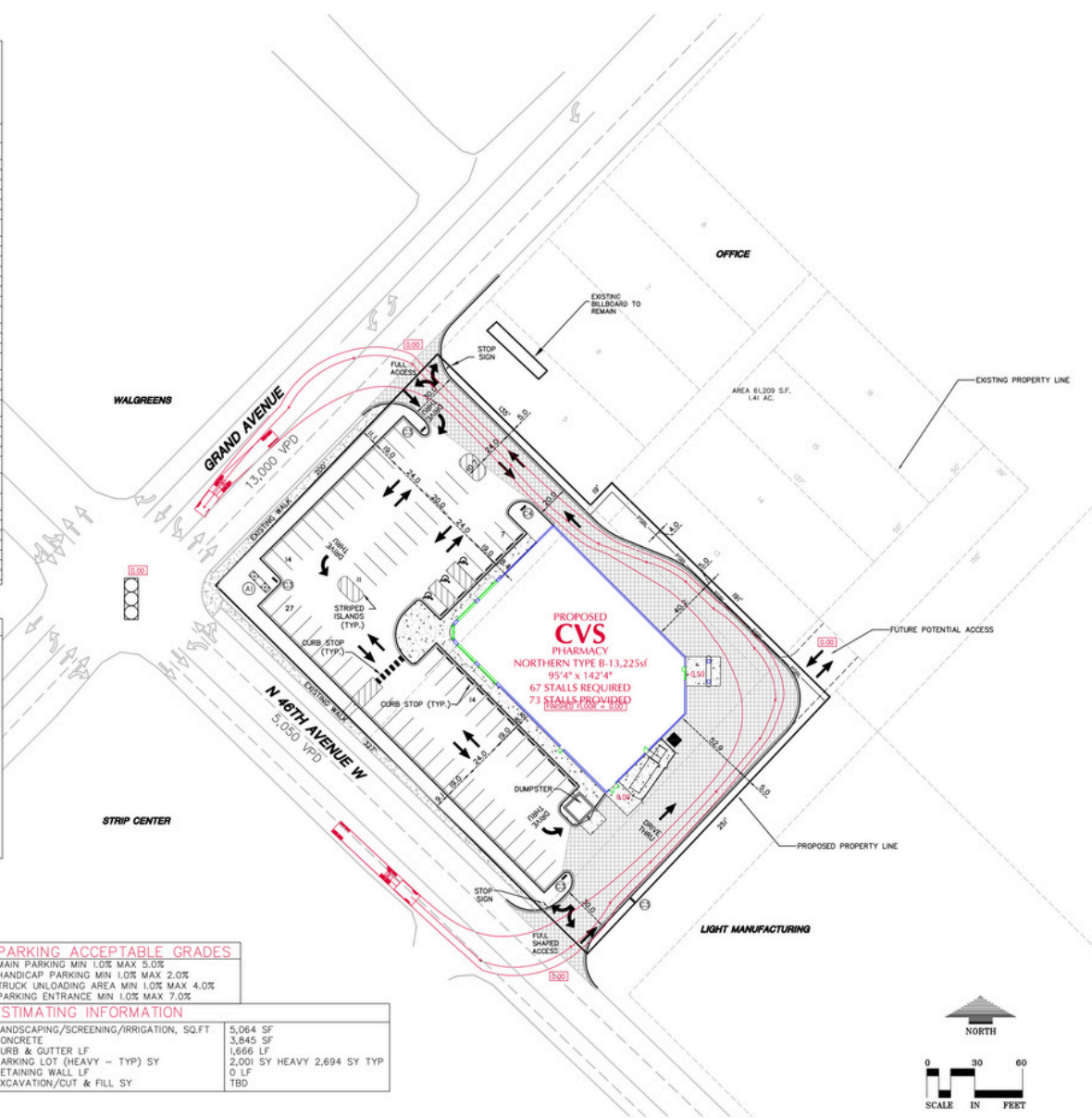
2,001 SY HEAVY 2,694 SY TYP

RETAINING WALL LF

0 LF

EXCAVATION/CUT & FILL SY

TBD



Project Name:  
**CVS pharmacy**  
RIGHT HAND ENTRANCE  
NEC  
GRAND AVENUE  
AND  
46TH AVENUE W  
CVS CS # TBD  
CVS STORE # TBD  
CITY OF DULUTH  
SAINT LOUIS COUNTY, MN

Developer Name:  
**VELMEIR COMPANIES**  
Partner in Development

Professional Services:  
**LOUCKS ASSOCIATES**  
Planning • Civil Engineering • Land Surveying  
Landscape Architecture • Environmental  
7200 Hendrick Lane • Suite 300  
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Fax: (763) 424-5822  
www.loucks.com

Owner:  
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Duluth, MN 55826  
www.stm.com

**NORR**  
LANDSCAPE ARCHITECT  
5000 West County Road 100  
Suite 100  
Duluth, MN 55826  
www.norr.com

Professional Signature:

Quality Control:  

WBS

WBS

VIV

3/25/20

Sheet Title:  
SK-1

Project No.:  
3/18/20

Project Name:  
Loucks Project No 09402

Sheet No.:  
SK-1

# PROPERTY HIGHLIGHTS

- Next to busy Whole Foods and Menards
- Located at signalized corner
- Built in 2012, building in great shape
- Rare opportunity

## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
POPULATION	6,264	27,710	71,872
MEDIAN HH INCOME	\$61,279	\$63,992	\$58,788

## Traffic Counts

35 W 39,385 VPD



FOR MORE INFORMATION:

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