

PROUDLY PRESENTED BY:

TITANIUM

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

MAPLE GROVE RD DEVELOPMENT

2546 Maple Grove Rd, Duluth, MN 55811

TitaniumPartners.com

Investing for the future



A RARE OPPORTUNITY IN ONE OF DULUTH'S BUSIEST DISTRICTS

MAPLE GROVE RD DEVELOPMENT

ADDRESS: 2546 Maple Grove Rd,
Duluth, MN 55811

PRICE: Contact for pricing

AVAILABLE SQUARE FOOTAGE

1,000 - 10,000 Square Feet

NOTABLE NEARBY BUSINESSES

Target
Best Buy
Miller Hill Mall

PARKING

Built to Suit

PROPERTY TYPE

Land / Retail

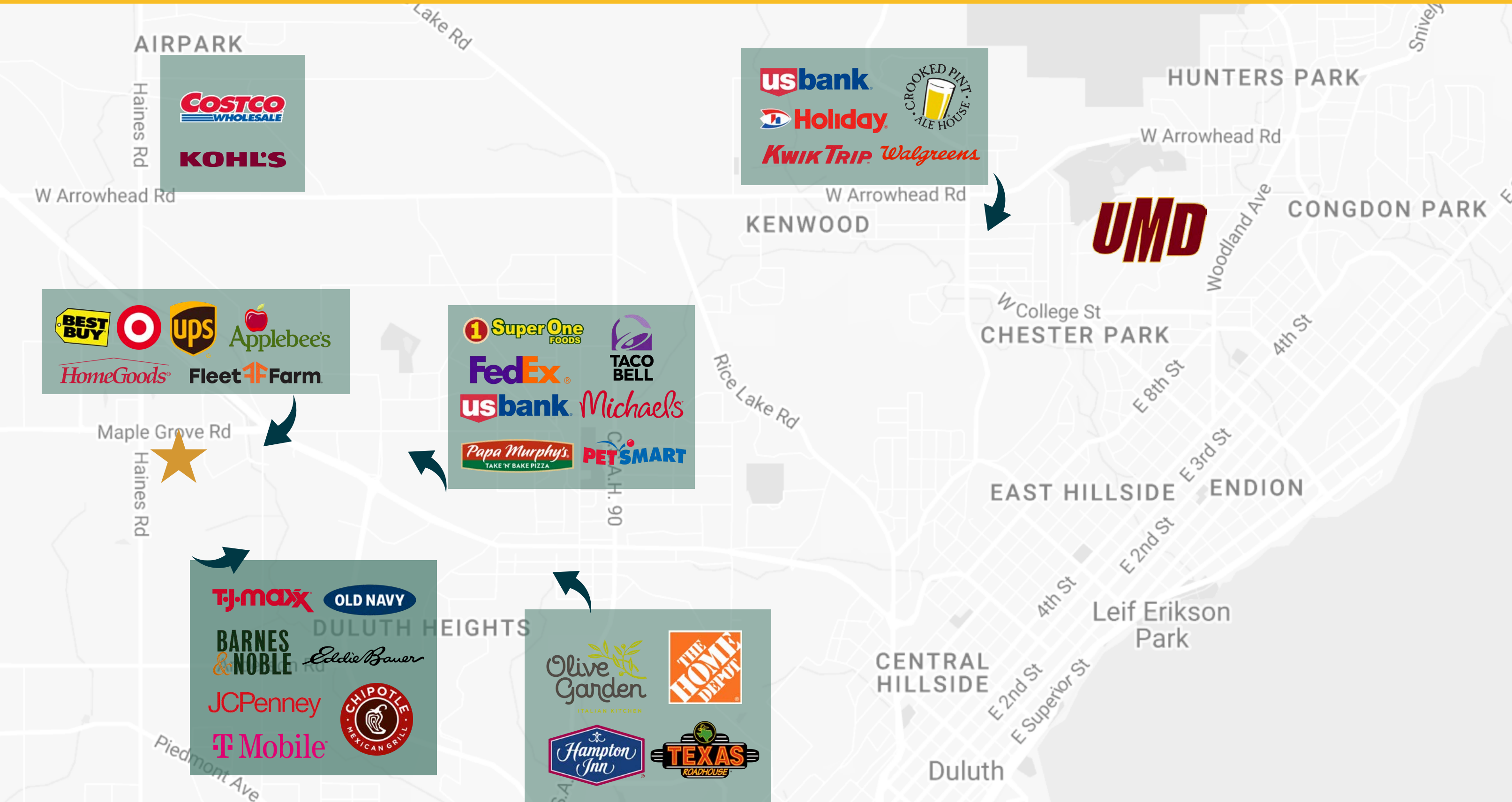
One of the last undeveloped intersections in an established prime corridor

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 square feet of new, 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

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

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AREA RETAILERS



FOR MORE INFORMATION
PLEASE CONTACT

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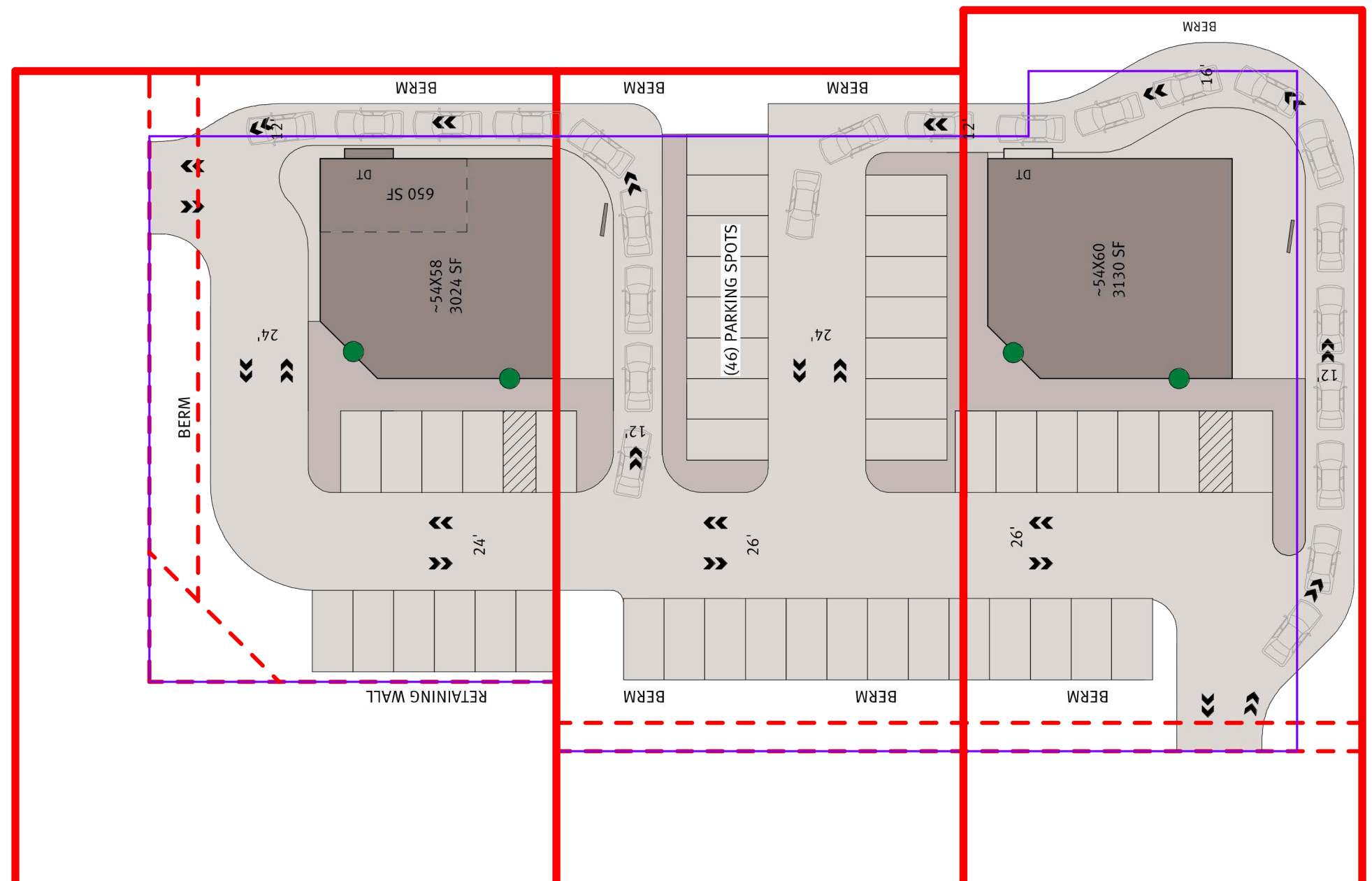
FUTURE DEVELOPMENT: MAPLE GROVE ROAD

Proposed Layout

Don't wait—this prime Maple Grove Road property is ready to be transformed into your perfect location. With endless customization potential, this space is the ideal canvas to bring your vision to life. Secure it now and create a tailored space that meets your exact business needs.

Opportunities like this don't last make it yours today!

TitaniumPartners.com





LEASING AGENT

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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.

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Development | Management } Investment } Brokerage

QUESTIONS?

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