

FOR SALE OPPORTUNITY

# 2000 W SUPERIOR ST

DULUTH MN 55806

20,000SF | RETAIL & OFFICE



 CUSHMAN &  
WAKEFIELD

FOR SALE

# 2000 W SUPERIOR ST

DULUTH MN 55806

20,000 SF | RETAIL & OFFICE



## Property Highlights

<b>Property:</b>	20,000 sf commercial building with a former retail bank branch with 3 drive-through lanes plus a surface lot
<b>Tenancy:</b>	Multi Tenant
<b>Parcel Size:</b>	Building - 0.32 Acres (14,000 sf) Parking Lot - 0.19 Acres (8,400 sf)
<b>Year Built:</b>	1922
<b>Stories:</b>	3
<b>Parking:</b>	20 parking spaces; 2.95/1,000
<b>Utilities:</b>	Include sewer, gas and electric
<b>Zoning:</b>	Form District 5 – Mid-Rise Community Shopping & Office
<b>Price:</b>	Negotiable

- Located off W Superior & W Michigan Street in West Duluth
- Free parking available on Michigan Street
- Close proximity to surrounding restaurants and the Duluth International Airport
- Easily accessible to Interstate 35 and U.S. Highway 53
- Public transportation options available, with bus line running through W Superior

Today, the Lincoln Park Neighborhood is redefining itself as the Craft District. Lincoln Park is now Duluth's leading destination for handcrafted items, as well as the visual and culinary arts. Since 2015, at least 14 businesses have moved into renovated brick buildings along Superior Street, which marks the heart of the Lincoln Park Craft District. Popular businesses in this new Craft District include Frost River, Bent Paddle Brewing, Hemlocks Leatherworks, OMC Smokehouse, and the newly opened Love Creamery.



### John McKenna

Associate  
+1 612 347 9314  
john.mckenna@cushwake.com

### Paul Donovan

Executive Director  
+1 612 305 2113  
paul.donovan@cushwake.com



ant suites  
Street

sq. ft.

PROPERTY MANAGEMENT  
CONTACT: KATHY MARINO  
CORPORATE REAL ESTATE  
218-720-1027

CPA

**usbank**

1 sq. ft.

Group

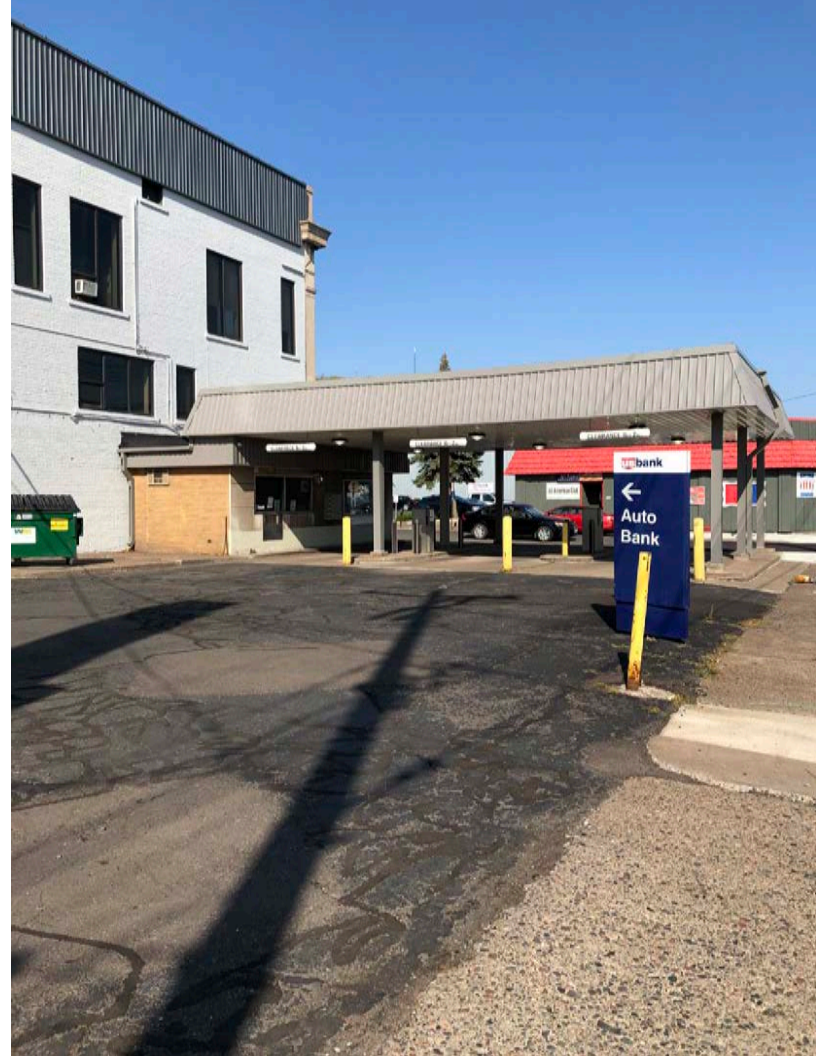
LEASING FOR OFFICE SPACE  
CONTACT: JOHN MCKENNA  
CUSHMAN WAKEFIELD  
617-347-8814  
218-980-3313

**CUSHMAN & WAKEFIELD**

1,355 sq. ft.

323 sq. ft.

880 sq. ft.



FOR SALE

# 2000 W SUPERIOR ST

DULUTH MN 55806

20,000 SF | RETAIL & OFFICE

## Demographic Analysis

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2019 Total Population	6,108	35,951	90,218
2024 Forecast Total Population	6,103	36,524	91,702
2019-2024 Annual Rate	-0.02%	0.32%	0.33%
2019 Median Age	32.7	36.0	34.6
<b>HOUSEHOLDS</b>			
2019 Total Households	2,718	16,753	37,624
2024 Forecast Total Households	2,703	16,977	37,624
<b>INCOME</b>			
2019 Median Household Income	\$36,478	\$37,529	\$45,807
2019 Average Household Income	\$45,359	\$51,927	\$64,357
2019 Per Capita Household Income	\$20,325	\$24,174	\$26,903

3-MILE RADIUS  
SNAPSHOT

**35,951**

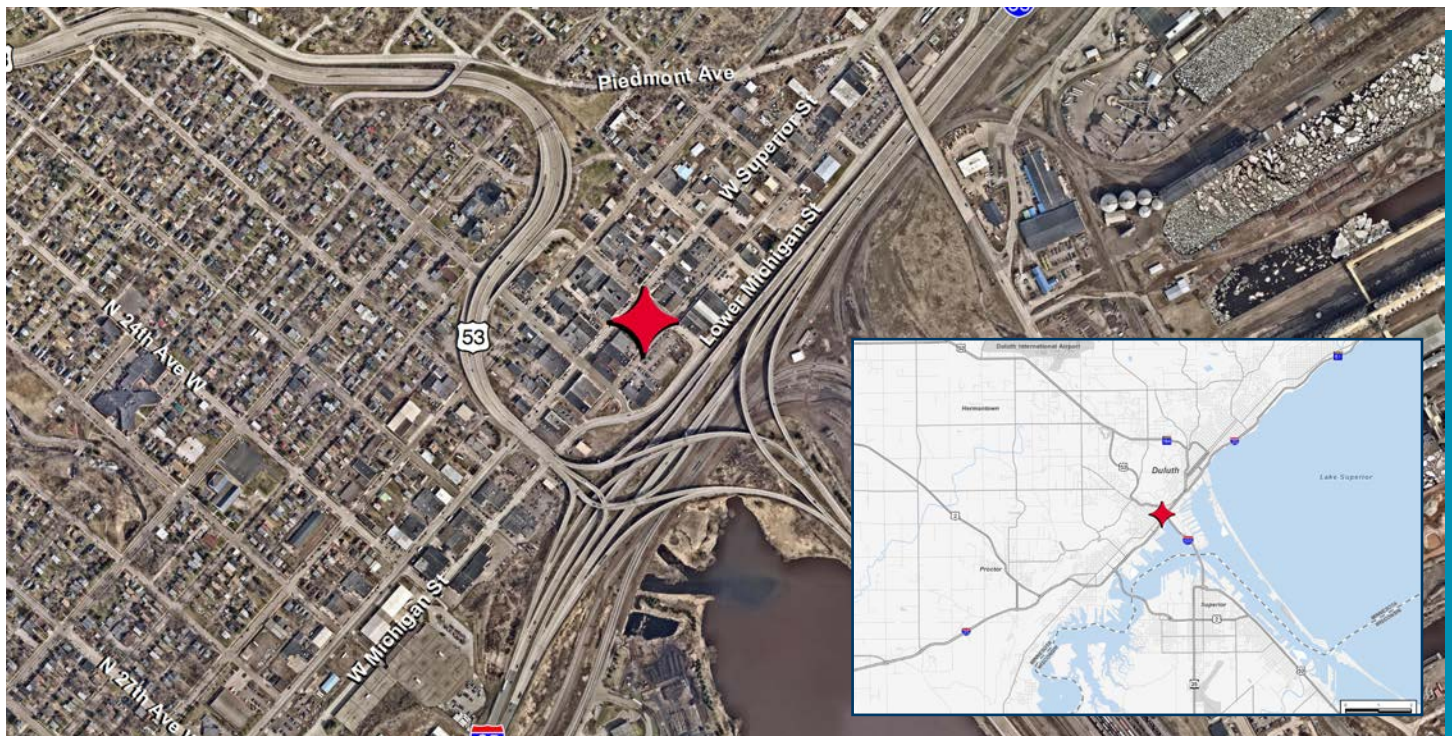
2019 POPULATION

**\$51,927**

AVERAGE HOUSEHOLD  
INCOME

**16,753**

TOTAL HOUSEHOLDS



**John McKenna**

Associate

+1 612 347 9314

john.mckenna@cushwake.com

**Paul Donovan**

Executive Director

+1 612 305 2113

paul.donovan@cushwake.com