

ARLINGTON CROSSING

RETAIL SPACE FOR LEASE

PROPERTY OVER VIEW

- Located on the heavily traveled Central Entrance and Arlington Avenue
- New construction anticipated 2016
- Lease rates negotiable
- Locally owned and managed

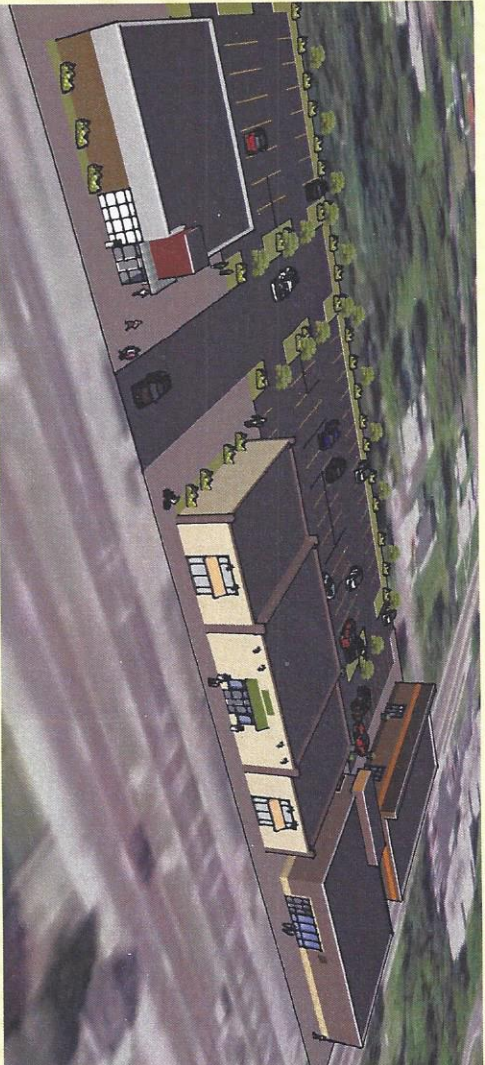
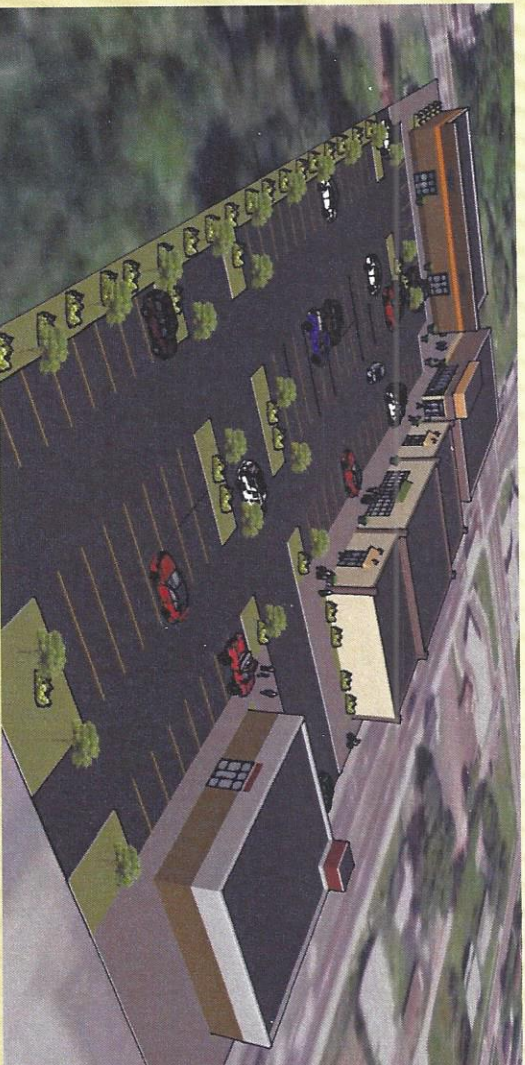
ARLINGTON CROSSING

Central Entrance and Arlington Avenue
Duluth, Minnesota 55811

FOR MORE INFORMATION CONTACT

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KLEIMAN REALTY
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ARLINGTON CROSSING

Site Plan

AREA DEMOGRAPHICS

Within 1 mile....

Population: 5,431

Households: 1,665

Within 3 miles....

Population: 72,922

Households: 20,015

Within 5 miles....

Population: 115,000

Households: 31,219

PROPERTY DIMENSIONS

433 Feet – Central Entrance

216 Feet – Arlington Avenue

Property Address:

W. Central Entrance & Arlington Avenue
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AREA DEMOGRAPHICS Aerial View

Within 1 mile....

Population: 5,431

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Within 3 miles....

Population: 72,922

Households: 20,015

Within 5 miles....

Population: 115,000

Households: 31,219

VEHICLE PER DAY (VPD)

W. Central Entrance – 24,900

Arlington Ave – 10,500

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