

# OFFICE FOR LEASE

600 E Superior St #404, Duluth, MN 55802



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	13
<b>AVAILABLE SF:</b>	1,300 SF
<b>LEASE RATE:</b>	\$2,000.00 per month (Gross)
<b>LOCAL AGENT:</b>	Darcie Novak Keller Williams Classic Realty NW 218-780-7036 darcie@biglifeteam.com

## PROPERTY OVERVIEW

Unbelievable business opportunity! the perfect spot for your boutique or gift shop! benefit from the already massive guest draw due to the amazing attributes the Historic Fitgers brings to the table: 3 premiere restaurants, phenomenal tourist location right on the shores of stunning lake superior where hundreds of thousands visit each year, one of the states TOP hotels, FREE parking for 348 guests and renters get lots of perks like discounts in the mall! This space features 1300+ SF with large windows to let in the natural light, a welcoming spacious entrance, currently 3 good sized offices, a nice sized conference room, a kitchen, and a good amount of storage for all of your office supplies. Opportunity is calling your name at the Historic Fitgers Building! Call today for your personal tour!

## PROPERTY HIGHLIGHTS

- 1300 Square Feet
- Free Parking for 348 Guests
- Great Location Near Lake Superior
- 3 Offices
- Large Conference Room
- Kitchen, Storage, & Waiting Room

**KW COMMERCIAL**  
7365 Kirkwood Court N  
Maple Grove, MN 55369

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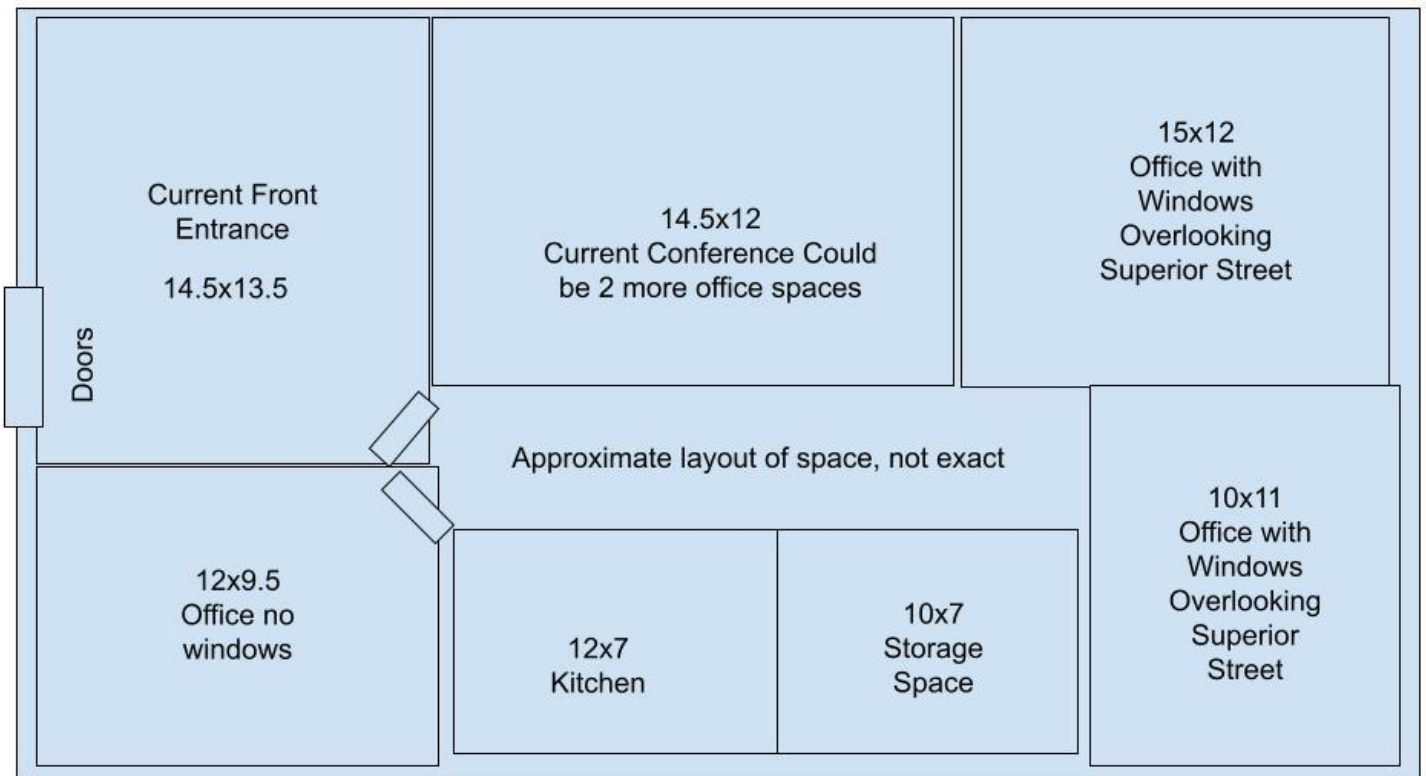
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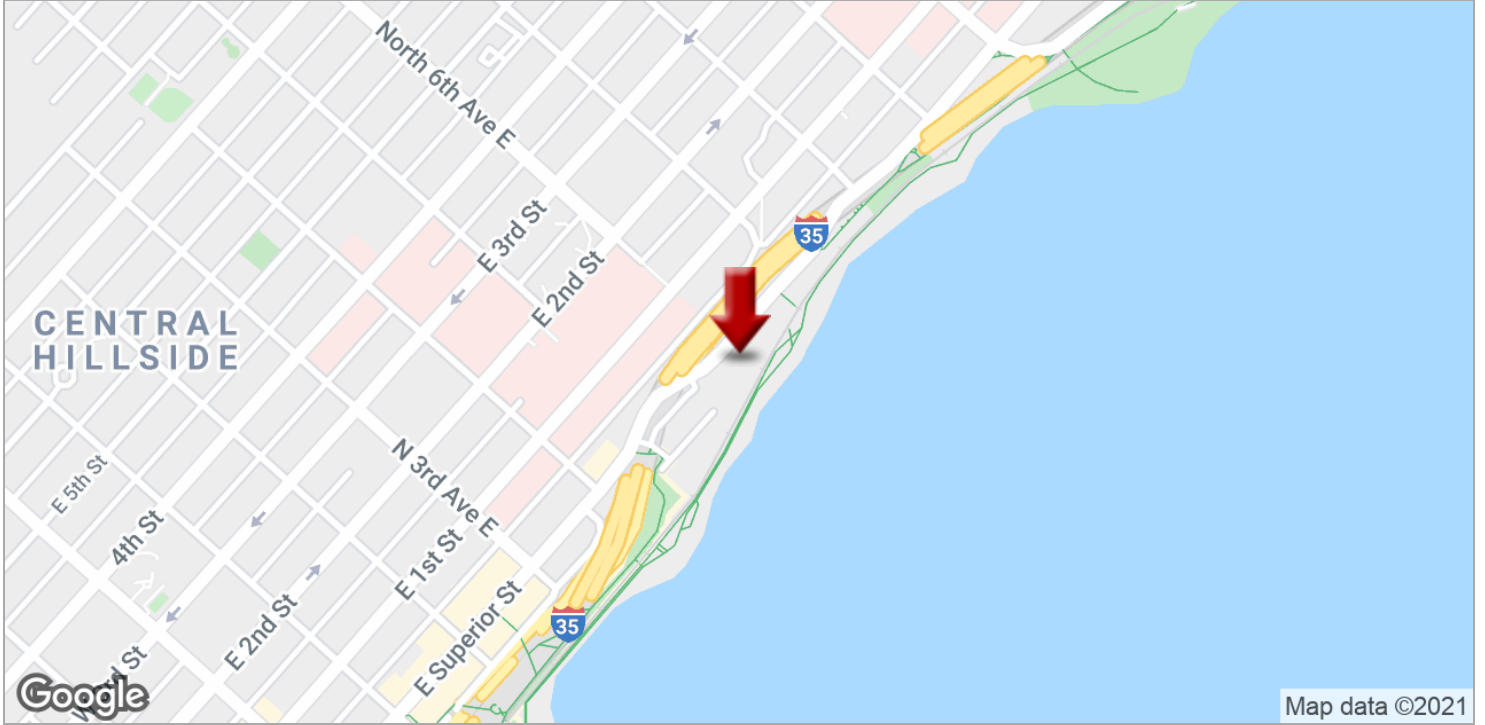
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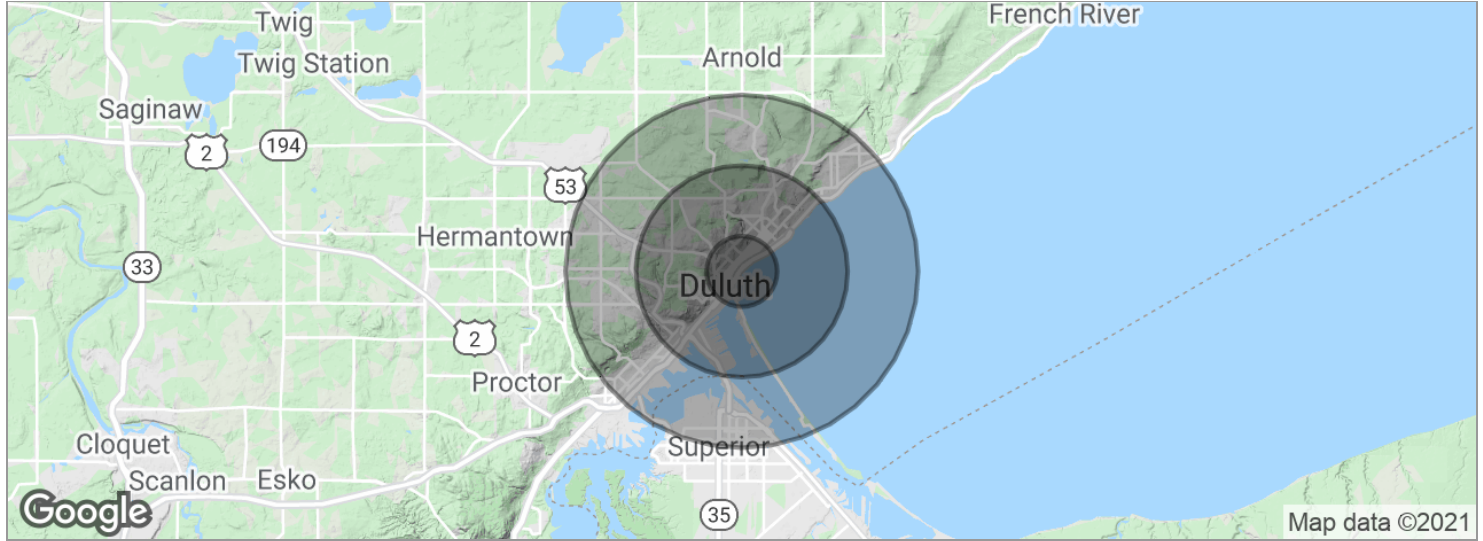
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,185	43,268	78,779
Median age	28.7	29.8	32.5
Median age (male)	28.8	28.8	31.4
Median age (Female)	29.7	31.2	34.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,329	17,773	32,700
# of persons per HH	1.9	2.4	2.4
Average HH income	\$30,842	\$46,156	\$52,410
Average house value	\$123,916	\$187,144	\$176,966

*\* Demographic data derived from 2010 US Census*

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