



Great NNN Lease Opportunity

Optum

1804 Maple Grove Rd, Duluth, MN Offered at \$495,000

Greg Follmer • Broker MN WI • 218.310.0013 • GregFollmer@gmail.com

230 East Superior Street • Duluth, Minnesota 55802 • Licensed in Minnesota and Wisconsin

All Information Herein Deemed Reliable but not Guaranteed

Prime Investment Opportunity 9.5% CAP

#010-2710-04642 0.83 Acres Built in 1979 2023 Taxes \$9,006.00







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Prime NNN Investment along Miller Trunk Highway Retail corridor! Top visibility with with parking and nearly a 1 acre parcel. Current lease term expires 1/14/27. 11.5% CAP

Duluth Fire

epartment Station 7

Buffalo Wild Wings

The Home Dep

MC Roofing

Michaels

Crumbl Cookies - Duluth

iaco Bel



Krenzen Automall

Famous Dave's Bar-B-Que Super One Foods 🔇

Max

Best Bu

Holiday Inn Express

Sam's Club 🕑

Slumberland Furniture

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andma's Saloon & Grill Miller Hill

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Bridgeman's

a Quinta Inn & Suites

by Wyndham Duluth

Miller Mall Car Wash

Miller Hill Mall

Days Inn & Suites

Barnes & Noble

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