

TOWER AVENUE AND N. 37TH ST. (FORMER OFFICE MAX)

3625 TOWER AVENUE, SUPERIOR, WISCONSIN

FOR LEASE

- Great retail opportunity in the Duluth/Superior Trade area near the Mariner Mall and St. Mary's Hospital
- Area co-tenants include: Applebee's, Target, and Walmart
- Good visibility and accessibility
- Located on Tower Avenue with good access to US Hwy. 2
- Zoned C-2 Commercial
- Strong demographics
- Good neighborhood shopping district
- Well maintained building with good parking

For information, contact:

Susan Wilson

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CB Richard Ellis

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Minneapolis, MN 55435

T 952.924.4600

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www.cbre.com

Retail 24/7.



NOT ACTUAL PHOTO

TOTAL SQUARE FOOTAGE

- 23,500 SF

TRAFFIC COUNTS

- Tower Avenue: 18,500 VPD
- State Highway 2: 14,300 VPD

DEMOGRAPHICS

	3 MILE	5 MILE
Population (2008)	25,100	42,156
Median HH Income	\$37,478	\$37,685

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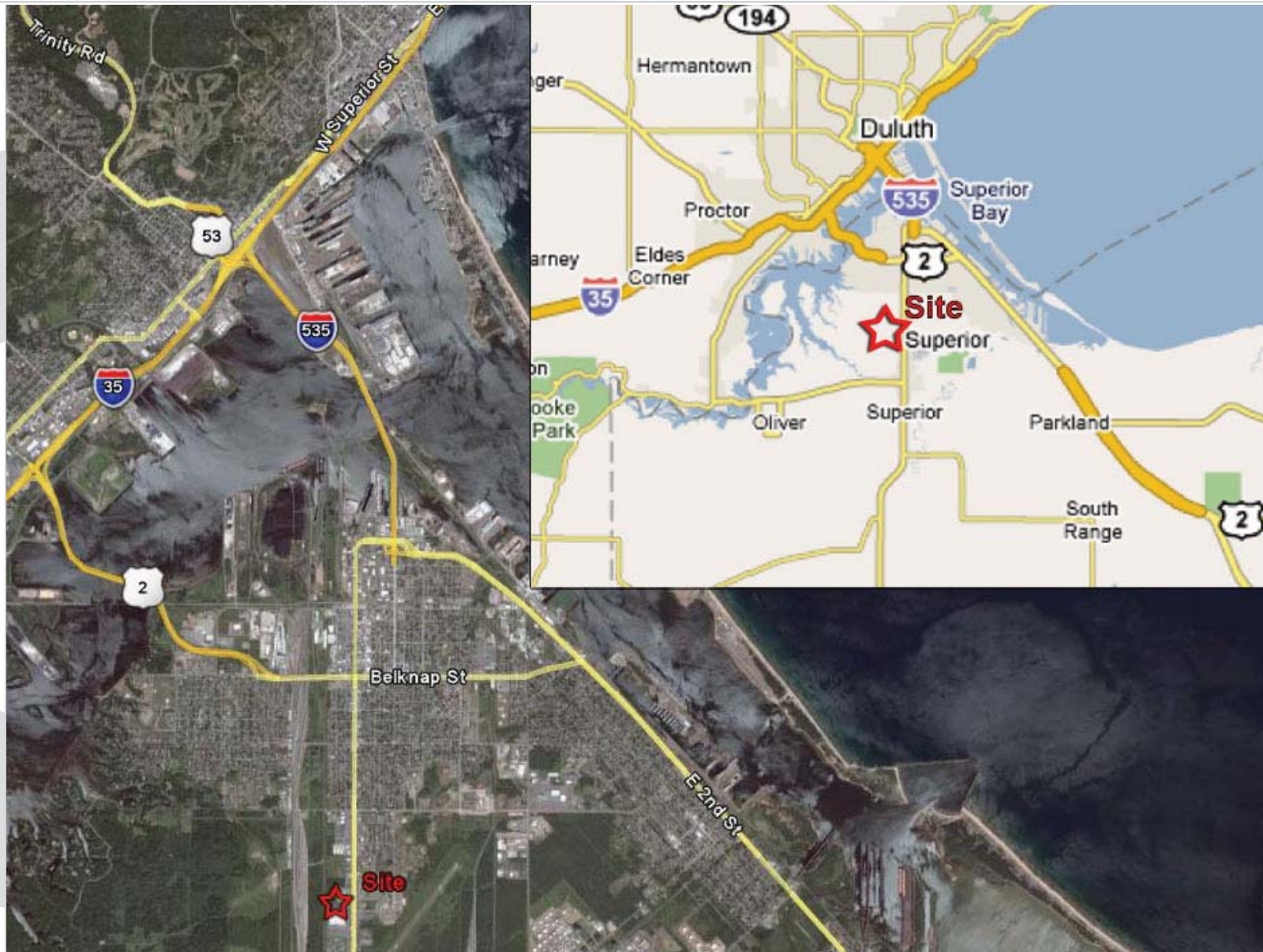
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