

# **Prime Redevelopment Site**

**4803 Miller Trunk Hwy; Hermantown, MN**



**Offered at \$1,495,000**

## **Fantastic Investment Opportunity; Premiere Corner Location!**

- 54,229 SQ FT Site
- 1,827 SQ FT Available for Retail Expansion
- Located on Major Hwy & Intersection
- 41,000 Daily Traffic Count
- Duluth Metro Population 279,815
- Median household income \$64,005

*Hermantown is in a development growth stage which includes a new Holiday Inn Express, Fleet Farm & a new clinic. Hermantown is closely associated with Duluth for commercial & residential support services.*

**Sanford Hoff, Broker**

**218.722.5556**

**[shoff@fisalter.com](mailto:shoff@fisalter.com)**

**[www.fisalter.com](http://www.fisalter.com)**

**Est. 1890**  
***F.I. SALTER***  
**Real Estate Services**



# Retail Expansion Opportunity

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