



1405 Miller Trunk Highway  
Suite 600  
Duluth • MN 55811  
(218) 727-0064

# *Investment Property For Sale :* *4183 Haines Road*



## Property Details:

- Current Tenant has Triple Net Lease
- 9 Acres
- 633 Feet of Frontage
- Section of wooded land
- Corner Lot
- 5 Curb cuts for future Entrance Points
- All City Utilities
- 30,000 Sq. Ft. Building
- Zoned Commercial
- Within 1 Mile of Mall

## *Asking Price . . . \$4,200,000*

*First time offering in over 20 years!*



[www.cmrasells.com](http://www.cmrasells.com)

# 4183 Haines Road, Hermantown

## Property Details

Asking Price: \$4,200,000

Appraisal Completed 2009

### Tenant Information:

Luther Chevrolet – Tenant

Lease Term Expires Oct. 1, 2012.

\* With option for an additional 5 years

### Real Estate:

- Building size: 30,000 square feet
- New roof in 2000
- Land adjoining to Haines Road has a 10 foot height easement along the center section of the land. See site map for details.
- There are 5 curb cuts that MUST be allowed by the City of Hermantown for future access
- A Phase I and II was done several years ago
- 9+ Acres
- Retention Pond in place



# *A look around the neighborhood...*



## *In Addition:*

Miller Hill Mall  
Burning Tree Plaza  
Village Mall  
Matterhorn Mall  
Miller Plaza  
Stoneridge Shopping Center  
Home Depot  
Menards  
Gander Mountain

Schneiderman's Furniture  
Slumberland Furniture  
The Olive Garden  
Maya's Restaurant  
Outback Steakhouse  
Texas Roadhouse  
Buffalo Wild Wings  
Country Inn & Suites  
Marriot's Residence Inn

Demographic Statistics The Northland						
Population	2000	%	2008	%	2013	%
<b>Total Population</b>	365,360	100%	362,723	100%	359,953	100%
<b>Five Year Growth</b>	-1%					
Population by Age Group	2000	%	2008	%	2013	%
<b>Under 5 years</b>	19,448	5.32%	18,872	5.20%	18,976	5.27%
<b>Under 18 years</b>	83,928	22.97%	73,383	20.23%	69,022	19.18%
<b>18-34</b>	74,547	20.40%	83,487	23.02%	85,665	23.80%
<b>35-54</b>	111,008	30.38%	98,954	27.28%	87,146	24.21%
<b>55-74</b>	65,485	17.92%	72,405	19.96%	85,877	23.86%
<b>75-84</b>	21,952	6.01%	20,789	5.73%	20,547	5.71%
<b>65 years and over</b>	59,928	16.40%	60,461	16.67%	65,330	18.15%
<b>85 years and over</b>	8,440	2.31%	10,646	2.94%	11,696	3.25%
<b>Median Age</b>	42		43		44	
Households	2000	%	2008	%	2013	%
<b>Number</b>	150,088		151,661		152,449	
<b>Median Household Income</b>	\$35,289		\$41,889		\$46,156	
<b>Under \$15,000</b>	27,984	18.65%	22,104	14.57%	19,630	12.88%
<b>\$15,000 - \$24,999</b>	23,059	15.36%	19,937	13.15%	17,883	11.73%
<b>\$25,000 - \$34,999</b>	21,353	14.23%	18,838	12.42%	17,436	11.44%
<b>\$35,000 - \$49,999</b>	26,804	17.86%	25,164	16.59%	23,861	15.65%
<b>\$50,000 - \$74,999</b>	29,870	19.90%	31,482	20.76%	31,060	20.37%
<b>\$75,000 - \$99,999</b>	12,699	8.46%	17,343	11.44%	18,998	12.46%
<b>\$100,000 and above</b>	8,319	5.54%	16,793	11.07%	23,581	15.47%
<b>Per Capita Income</b>	\$18,870		\$23,467		\$26,812	
		2008	2007	2006	2005	2004
<b>Net Migration the Last Five Years</b>	334	307	-493	-271	-291	
Workforce Education Attainment (Age 25 and Above)						
		2008	%	2013	%	
<b>Less than 9th Grade</b>		10,825	4.35%	11,020	4.33%	
<b>Some High School, No Diploma</b>		23,830	9.57%	24,298	9.54%	
12 to 15 Years						
<b>High School Graduate (including Equivalency)</b>		83,715	33.63%	85,536	33.58%	
<b>Some College, No Degree</b>		61,674	24.78%	63,101	24.78%	
<b>Associate Degree</b>		19,797	7.95%	20,168	7.92%	
<b>Subtotal</b>		165,186	66.36%	168,805	66.28%	
16 Years or More						
<b>Bachelor's Degree</b>		34,117	13.71%	35,086	13.78%	
<b>Master's Degree</b>		9,972	4.01%	10,319	4.05%	
<b>Professional School Degree</b>		3,451	1.39%	3,567	1.40%	
<b>Doctorate Degree</b>		1,540	0.62%	1,595	0.63%	
<b>Subtotal</b>		49,080	19.72%	50,567	19.85%	