

# FOR LEASE

## Canal Park Square

302-310 Lake Ave S.  
Duluth, MN 55802



13,991 SF total



### Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	7,940	44,986	86,347
Households	4,395	18,774	36,024
Avg HH Inc.	\$32,262	\$48,374	\$53,670
Daytime Pop.	33,580	52,664	76,275



## Contact

233 Park Avenue South #201  
Minneapolis, MN 55415  
Sherman-Associates.com

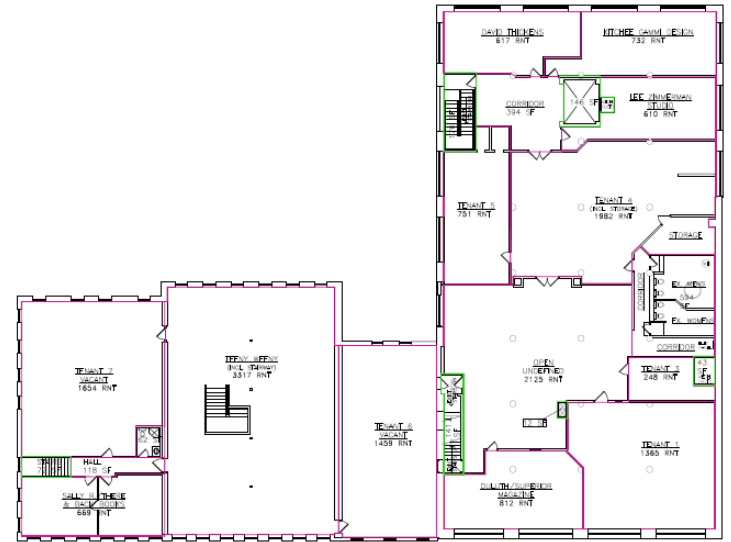
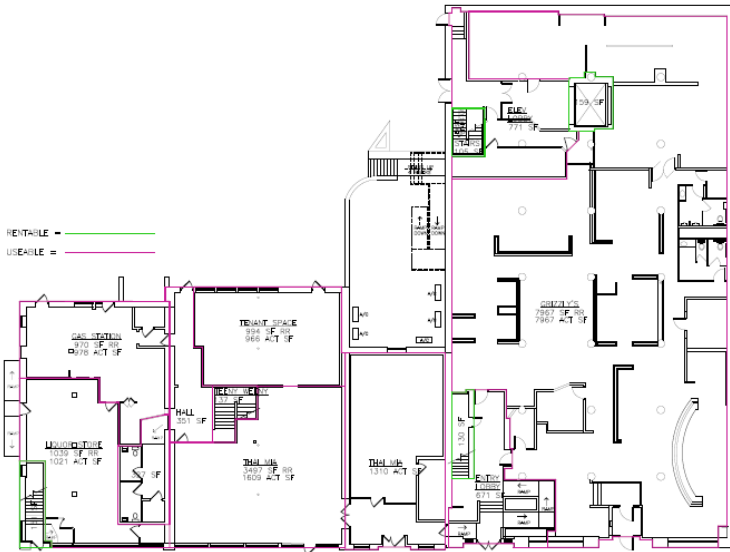
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Canal Park Square is located in Duluth's scenic Canal Park, Lake Superior harbor. This is a thriving hotel, sports, convention, entertainment and restaurant area in northern Minnesota. A great location for retailers, restaurants and businesses! The famous Aerial Life Bridge is just two blocks away.



## Contact



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