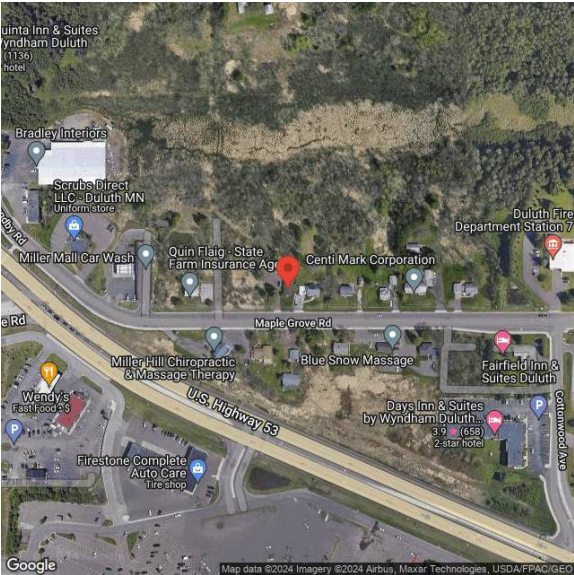


Prime Miller Hill Mall Area Site
1635 Maple Grove Rd | Duluth, MN | US | St. Louis County
Available Acres: 2.5 | Sale Price: \$595,000



Zoning:
Sale Price: \$595,000
Last Updated: Aug 27, 2025

Realtor/Owner Contact

Greg Follmer
| gregfollmer@gmail.com

Property and Area Description

Located at 1635 Maple Grove Rd., Duluth, MN, this 2.5-acre parcel presents an incredible opportunity! Zoned MU-C and boasting 205 of Maple Grove frontage, this site offers a perfect location for commercial development with high visibility from Miller Trunk. The absence of existing buildings simplifies your development process, saving time and resources. With all utilities already in place the potential for this property is unlimited. Excellent eyeline connectivity to Miller Trunk and its strategic position near Miller Hill Mall make this property truly standout. Priced at **\$595,000**, this prime plot is an ideal investment for those seeking high-impact commercial land. Don't miss out on this rare chance to secure a valuable piece of real estate in a sought-after area. Act now and turn your vision into reality!

Population

	134,339	179,793	200,459
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	57,276	75,689	84,296
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown