

FOR SUBLEASE - 13,225 SF



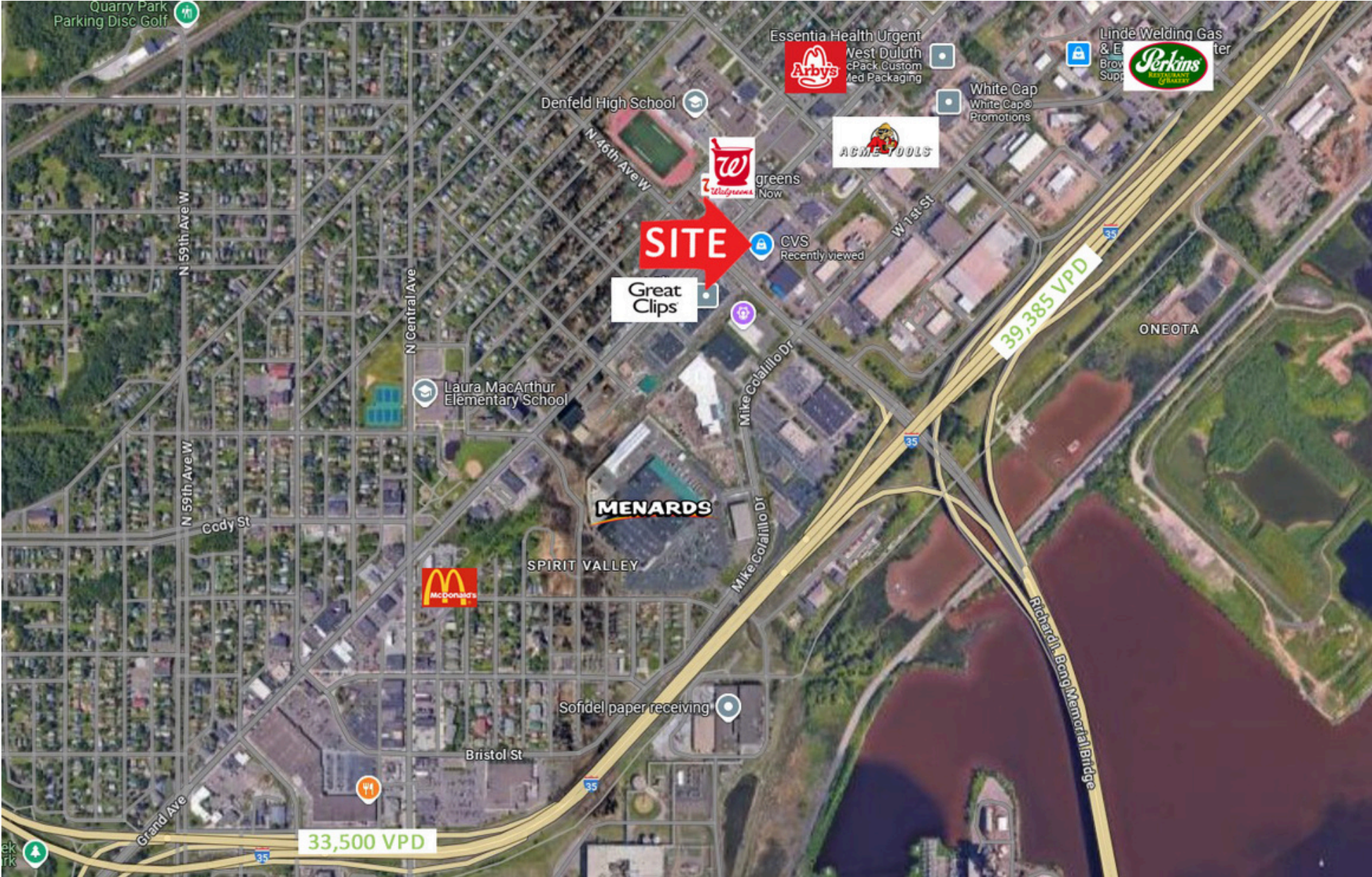
## CVS PHARMACY

4528 GRAND AVE, DULUTH, MN 55807

Bloom Commercial Real Estate  
800 LaSalle Avenue | Suite 1250  
Minneapolis, MN 55402  
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# AERIAL VIEW



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# SITE PLAN

**PROPERTY SIZE**  
327' X 200' = 69,372 SF OR 1.59 AC

**BUILDING SIZE**  
NORTHERN TYPE B  
142'-4" X 95'-4" = 13,225 SF

### SITE CRITERIA CHECKLIST

PROJECT DATA			
TOTAL SITE AREA	1.59 AC		
CVS PHARMACY	13,225 SF		
CITY REQUIRED	1 STALL / 200 SQ FT = 67 STALLS, MIN. SIZE 9'X17'		
CVS PARKING PROVIDED	73 STALLS, 9'X20' AND 9'X19'		
TOT. LOADING REQ'D	1 SPACE		
TOT. LOADING PROVIDED	1 SPACE		
LAND INFORMATION			
PARCEL NUMBER			
BOUNDARY SURVEY	DRAWN FROM TAX MAPS		
TOPOGRAPHICAL SURVEY	DRAWN FROM AERIAL PHOTO		
OFF SITE IMPROVEMENTS	N/A		
TRAFFIC STUDY	NOT REQUIRED		
OVERLAY DISTRICTS	N/A		
ZONING INFORMATION			
EXISTING ZONING	C-2		
PROPOSED ZONING	C-2		
BUILDING HEIGHT LIMIT	45'		
SETBACK INFORMATION			
	BUILDING	PARKING	
PROPOSED FRONT SETBACK	0'	0'	
PROPOSED REAR SETBACK	0'	0'	
PROPOSED SIDE SETBACK	0'	0'	
DOT INFORMATION			
CURB CUT PERMIT	TBD		
ACCESS	FULL ON BOTH GRAND AND 46TH		
MAJOR ROAD JURISDICTION	SANIT LOUIS COUNTY		
MINOR ROAD JURISDICTION	CITY OF DULUTH		
LANDSCAPING INFORMATION			
SITE LANDSCAPING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN		
UTILITY INFORMATION			
GAS AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN		
ELECTRIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN		
TELEPHONE AVE.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN		
CABLE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN		
WATER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN		
SEWER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN		
STORM AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SHOWN ON PLAN		

### SITE RISK ASSESSMENT

- EXISTING GAS STATION TO BE REMOVED.
- EXISTING BILLBOARD TO REMAIN ON LOT 5.
- POTENTIAL FUTURE ACCESS AT NORTHEAST CORNER OF THE SITE WILL REQUIRE CITY APPROVAL.
- 9'X19' STALLS AT CURB
- PUBLIC SIDEWALK MAY ENCRDACH ON PROPERTY.
- COORDINATE SIGN LOCATIONS WITH CVS REGIONAL SIGN COMPANY, DEVELOPER AND CITY.
- CROSS ACCESS WILL BE REQUIRED.

PROPERTY BOUNDARIES MAY CHANGE WITH THE COMPLETION OF THE ALTA SURVEY  
THIS CHANGE COULD AFFECT THE LAYOUT OF THE SITE

HEAVY PAVEMENT SECTION - EXACT SECTION TO BE DETERMINED  
REST OF THE SITE WILL BE A TYPICAL PAVEMENT SECTION TO BE DETERMINED

### SIGN INDEX - SEE ICON SIGN PKG

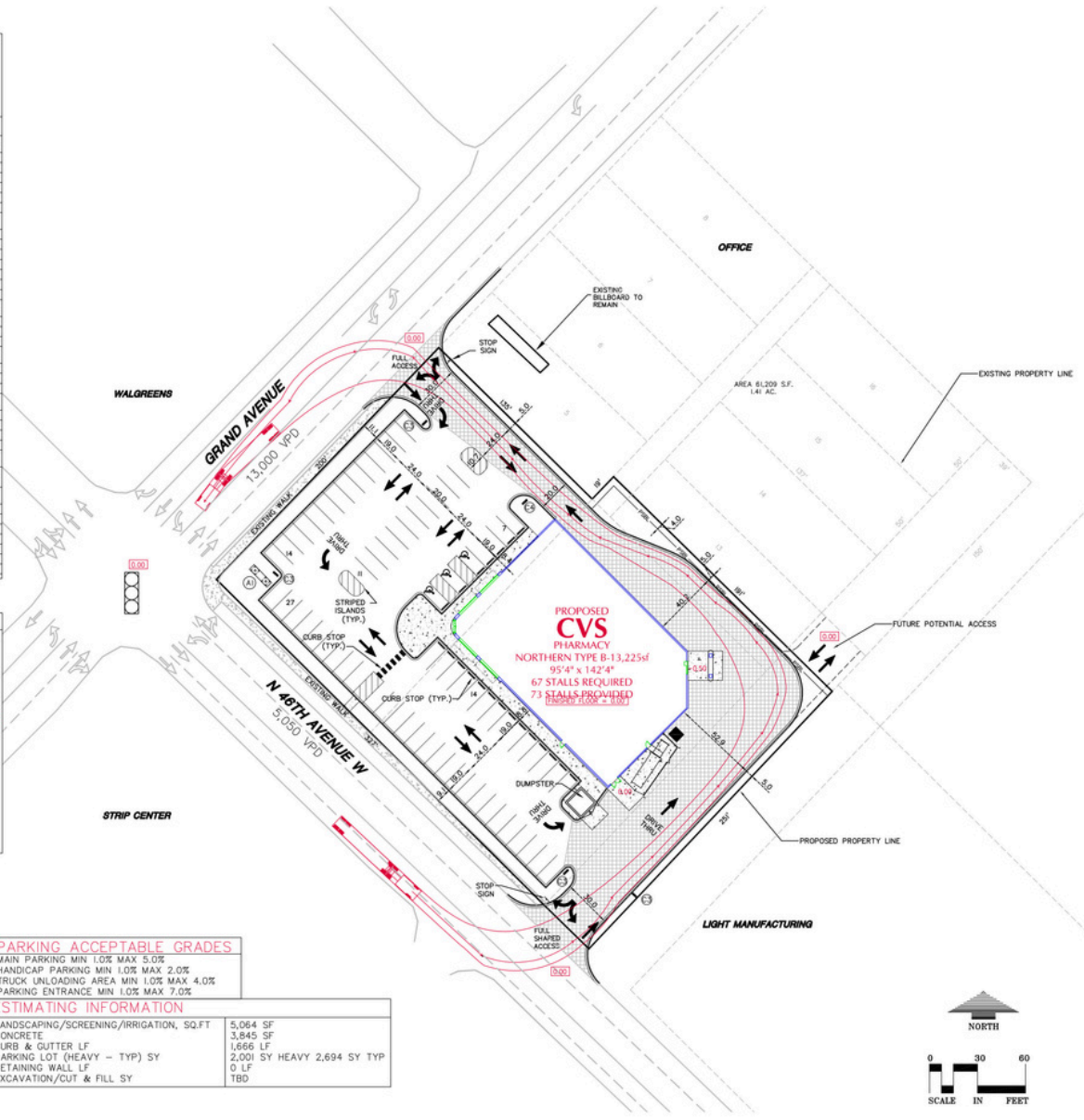
- A1 - Standard New Pyon Sign
- A2 - Standard Monument Sign
- B - 48" CVS/Pharmacy (ILLUMINATED)
- B2 - 18" Drive-Thru Pharmacy (ILLUMINATED)
- B3 - 18" Photo Center (ILLUMINATED)
- B5 - 9" Drive-Thru Pharmacy (ILLUMINATED)
- B6 - 9" DTP (ILLUM) 7" FULL SERVICE-FULL SERVICE (NON-ILLUM)
- B7 - 9" DTP (ILLUM) 7" EXIT (NON-ILLUM)
- B14 - Receiving Door Sign
- C1 - ENTER
- C2 - EXIT
- C3 - Drive-Thru Pharmacy
- C4 - Thank You/Do Not Enter

### PARKING ACCEPTABLE GRADES

- MAIN PARKING MIN 1.0% MAX 5.0%
- HANDICAP PARKING MIN 1.0% MAX 2.0%
- TRUCK UNLOADING AREA MIN 1.0% MAX 4.0%
- PARKING ENTRANCE MIN 1.0% MAX 7.0%

### ESTIMATING INFORMATION

LANDSCAPING/SCREENING/IRRIGATION, SQ.FT	5,064 SF
CONCRETE	3,845 SF
CURB & GUTTER LF	1,666 LF
PARKING LOT (HEAVY - TYP) SY	2,001 SY HEAVY 2,694 SY TYP
RETAINING WALL LF	0 LF
EXCAVATION/CUT & FILL SY	TBD



Project Name:  
**CVS pharmacy**  
RIGHT HAND ENTRANCE  
NEC  
GRAND AVENUE AND  
46TH AVENUE W  
CVS CS # TBD  
CVS STORE # TBD  
CITY OF DULUTH  
SANT LOUIS COUNTY, MN

Developer Name:  
**VELMEIR COMPANIES**  
Planned in Development

Professional Services:  
**LOUCKS ASSOCIATES**  
Planning • Civil Engineering • Land Surveying  
Landscape Architecture • Environmental  
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**NORR**  
LAND SURVEYING

Professional Signature:  
\_\_\_\_\_  
Date: \_\_\_\_\_

Quality Control:  
Reviewed by: WBS  
Checked by: WBS  
Reviewed by: VIV  
Checked by: 3/25/10

Sheet Title:  
SK-1  
3/26/10

Project No.:  
Loucks Project No 09402

Sheet No.:  
SK-1

# PROPERTY HIGHLIGHTS

- Next to busy Whole Foods and Menards
- Located at signalized corner
- Built in 2012, building in great shape
- Rare opportunity

## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
POPULATION	6,264	27,710	71,872
MEDIAN HH INCOME	\$61,279	\$63,992	\$58,788

Traffic Counts	
Interstate 35	39,385 VPD
Grand Avenue	13,503 VPD
N 46th Ave West	8,399 VPD



**FOR MORE INFORMATION:**

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