



Trinity Rd (US 53) & Arlington Ave
Duluth, MN

FOR LEASE OR SALE

Contact:



218.461.4344



info@titaniumpartners.com



titaniumpartners.com

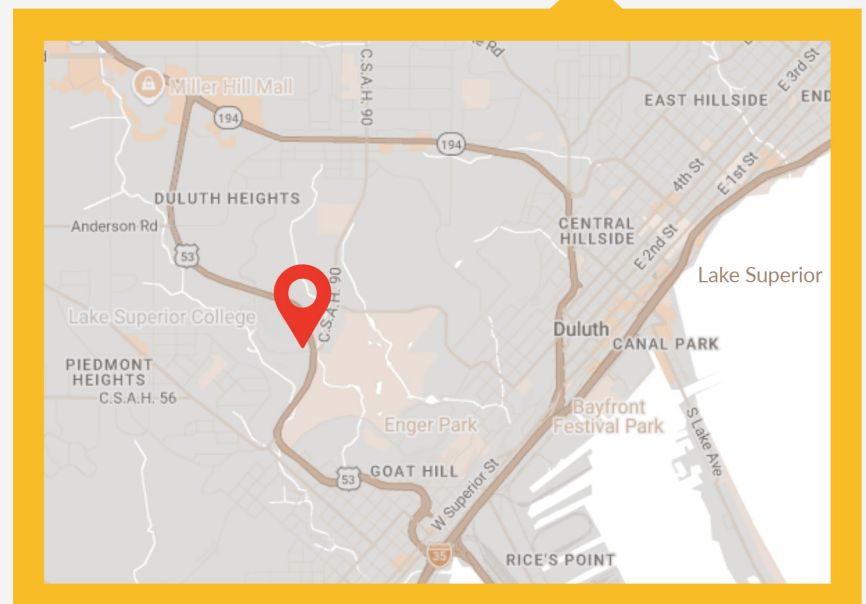
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Prime Commercial Development Opportunity Trinity Rd & Arlington Ave | Duluth, Minnesota

Titanium Partners is pleased to offer this exceptional commercial land opportunity for lease or sale at the prominent intersection of Trinity Road & Arlington Avenue in Duluth, Minnesota.

Strategically positioned next to Titanium Partners' proposed future residential housing development across from Lake Superior College, this highly visible site presents a unique opportunity for businesses seeking strong exposure, accessibility, and long-term growth potential in one of Duluth's busiest and most connected corridors.

With high-volume daily traffic, nearby residential density, and direct visibility to the college community, this location is ideally suited for businesses looking to establish a strong presence and consistent customer reach.



Property Highlights

- High-visibility corner location at Trinity Road and Arlington Avenue
- Adjacent to Titanium Partners' proposed future residential housing development and directly across from Lake Superior College
- Excellent exposure to students, faculty, staff, residents and daily commuters
- Strong traffic counts and convenient accessibility—19,124 AADT (2021)
- Flexible development potential for gas station, convenience store, retail, and service-oriented uses
- Easy access to major roadways and surrounding Duluth neighborhoods
- Positioned within a growing residential and commercial area

To learn more,
please contact:

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A Strategic Location for Growth

This site offers businesses the opportunity to become part of a growing hub of residential, educational, and commercial activity in Duluth. The surrounding area features:

- Established residential neighborhoods and expanding housing developments
- Nearby retail and shopping destinations
- Strong commuter traffic and regional connectivity
- Quick access to the Lincoln Park neighborhood, downtown Duluth and major transportation routes

Businesses located here will be uniquely positioned to serve both the surrounding residential community and the active college population nearby.

Visibility, Accessibility & Opportunity

Titanium Partners is proposing a 148-unit, five-story apartment development adjacent to Lake Superior College, bringing new energy and residential growth to one of Duluth's most visible corridors. Positioned at a high-profile intersection with excellent exposure, this commercial land opportunity offers exceptional potential for retail, convenience or service businesses seeking to establish a presence in a rapidly growing area. With direct proximity to both the college community and the future Titanium Partners residential development, the site presents a rare chance to serve a built-in customer base while benefiting from strong visibility, convenient access, and long-term growth potential. Contact Titanium Partners to learn more: 218.461.4344 / info@titaniumpartners.com.



Architectural rendering of Titanium Partners' proposed housing complex, adjacent to Lake Superior College and this commercial land opportunity.



Commercial Land for Lease or Sale

Trinity Road & Arlington Avenue, Duluth, MN

Adjacent to Titanium Partners' proposed future housing development

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