



**Retail  
For Sale**

**PROPERTY LINES ESTIMATED**

Offering Memorandum:

**Esko Liquors**

54 Thomson Rd, Esko, MN 55733

**RE/MAX**  
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# Property Overview



## Building Information:

Sale Price:  
\$450,000

Square Footage:  
2,680 Sq. Ft.

Lot Size:  
2 Acres

Zoning:  
249  
349  
272  
HC - HighwayCommercial

Year Built:  
2008

Heating/Cooling  
Electric Baseboard  
Mini-Split

Real Estate Taxes:  
\$7,426.00 (2025)

Parking:  
Paved Surface Lot

AADT  
2,976 (Thomson Rd)  
24,203 (I-35)

Construction:  
Metal, Insulated Panels

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# Sale Information

## Highlights:

- High Traffic Area
- Right Off I-35
- Excellent Building
- Large Lot
- Minutes from Duluth/Superior
- Room for Expansion

Position your business for success in this 2,680 SF retail building on a spacious 2-acre lot with abundant parking. Built in 2008, the property offers modern construction and flexible space, ready to serve a wide variety of retail or service uses.

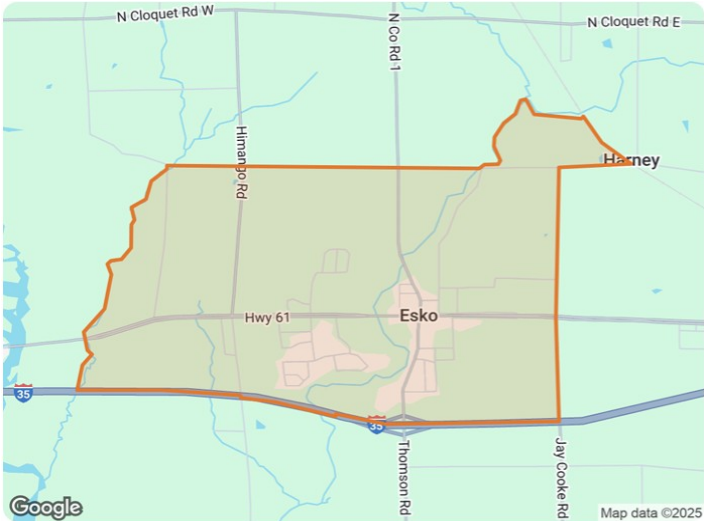
Located at 54 Thomson Rd, the site enjoys unmatched visibility just off I-35 (24,203 AADT) and along Thomson Rd (2,976 AADT), drawing consistent traffic from both locals and travelers. Only minutes from Duluth and Superior, this property combines small-town convenience with regional reach.

Whether expanding your brand or launching something new, this prime location delivers the exposure and accessibility every business needs.

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# Demographics: Esri Data




Esko, MN


## Trade Area Summary

### Attribute Summary for Esko, Minnesota

Median Household Income	Median Age	Total Population	1st Dominant Segment
<b>\$114,531</b>	<b>41.8</b>	<b>2,136</b>	<b>Green Acres</b>
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

### Consumer Segmentation

LIFE MODE - What are the people like that live in this area?  
 **Cozy Country Living**  
Empty nesters in bucolic settings

URBANIZATION - Where do people like this usually live?  
 **Rural**  
Country living featuring single-family homes with acreage, farms, and rural resort areas

Top Tapestry Segments	Green Acres
% of Households	742 (100.0%)
Lifestyle Group	Cozy Country Living
Urbanization Group	Rural
Residence Type	Single Family
Household Type	Married Couples
Average Household Size	2.64
Median Age	43.8
Diversity Index	38.5
Median Household Income	\$103,400
Median Net Worth	\$537,400
Median Home Value	\$374,800
Homeownership	88
Employment	Professional or Mgmt/Bus/Financial
Education	High School Diploma
Preferred Activities	Pursue physical fitness vigorously,. Active in communities and social organizations.
Financial	Comfortable with debt, and investments.
Media	Provided by satellite service, radio and television
Vehicle	Late model trucks SUVs, ATVs and motorcycles



## Other Photos



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**More properties available at:**  
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