

THE LODGE AT LITTLE CANADA

FOR LEASE

2800 Rice Street | Little Canada, MN | 55117



1,492 SF, 1,400 SF & 1,423 SF of Retail Available

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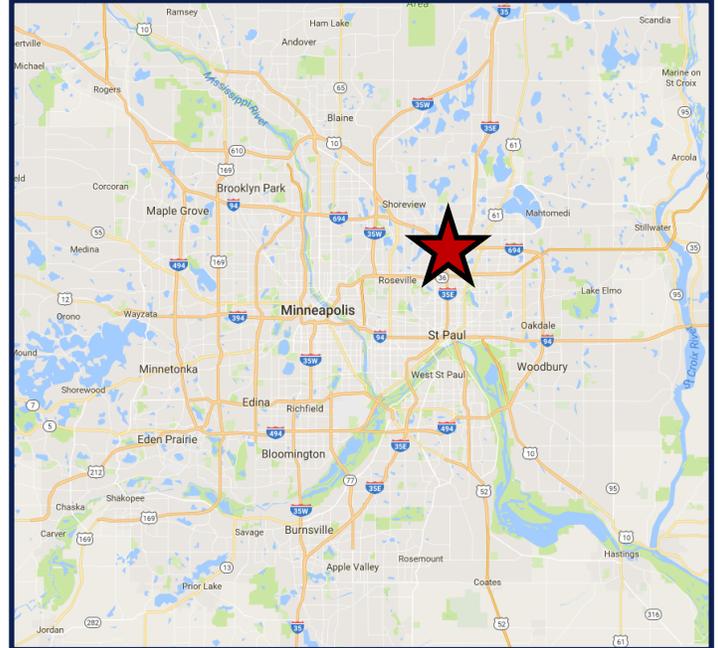
UPLAND
REAL ESTATE GROUP, INC.

 **sherman**
ASSOCIATES

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	2800 Rice Street
CITY, STATE	Little Canada, MN
SPACE 154	1,492 SF
SPACE 156	1,400 SF Former Salon
SPACE 158	1,423 SF
LEASE RATE	\$12.00-\$14.00 Net
CAM & TAX 2019	\$7.87 PSF
COUNTY	Ramsey
YEAR BUILT	2003
PARKING	5.71/1000 SF



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,772	76,759	243,949
DAYTIME POPULATION	8,894	28,790	172,940
MEDIAN HH INCOME	\$51,764	\$56,041	\$54,862
AVERAGE HH INCOME	\$72,716	\$78,699	\$77,698
MEDIAN AGE	43.5	38.4	35.3

TRAFFIC COUNTS

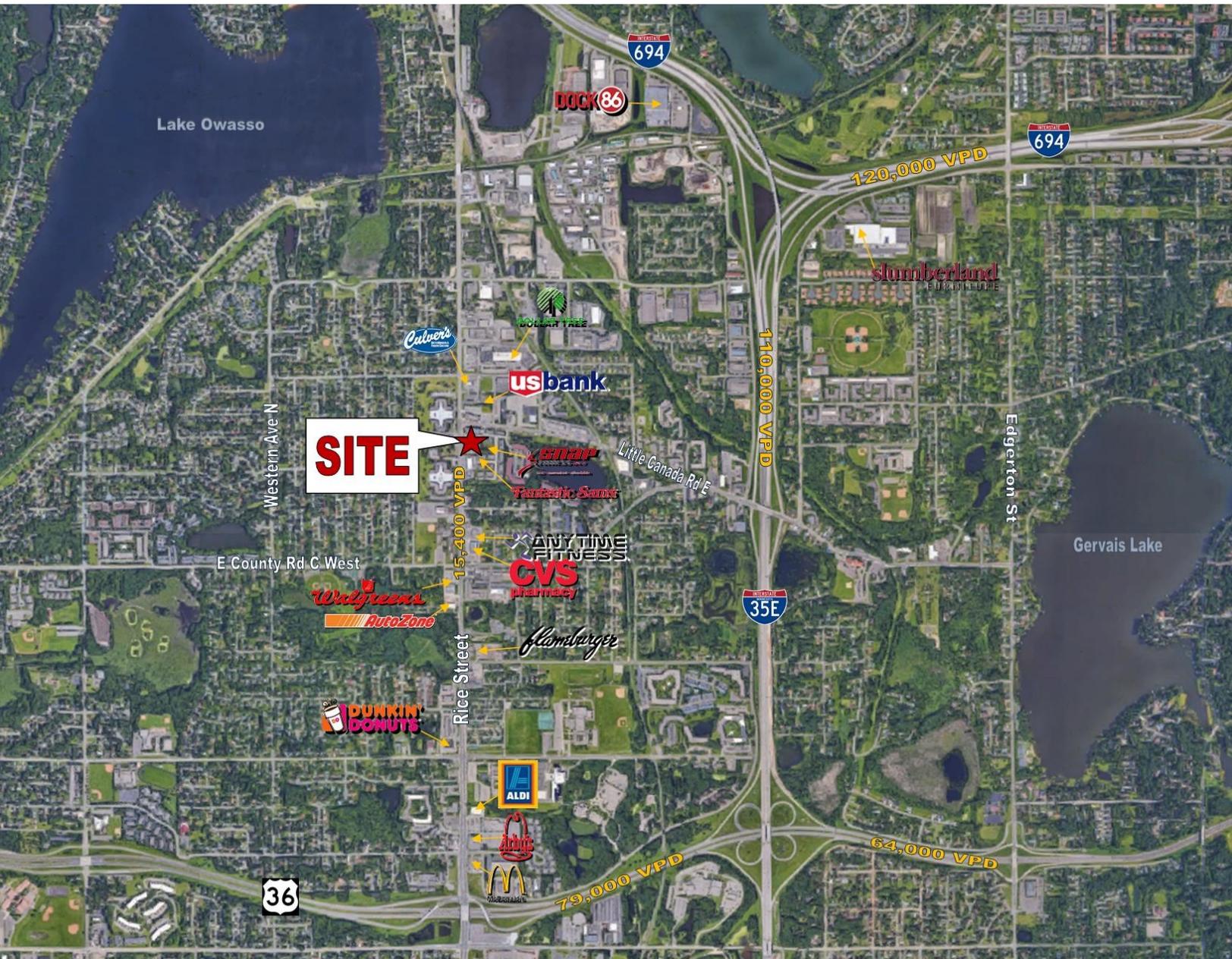
LITTLE CANADA RD E	11,600 VPD
RICE STREET	15,400 VPD



COMMENTS

- The Lodge at Little Canada is a Senior Housing complex in Little Canada with first floor retail.
- Co Tenants include Snap Fitness, Access Group Physical Therapy and Glam Nails.
- Nearby Tenants include Walgreens, CVS, US Bank, Dollar Tree and Culver's.
- Available suite has ADA restrooms and includes it's own HVAC unit.

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Lodge at Little Canada

2800 Rice Street
Little Canada, MN 55113

Ground Floor
Updated 12.6.18

