

# THE VILLAGE AT LITTLE CANADA

## FOR LEASE

125 West Little Canada Rd | Little Canada, MN | 55117



2,791 SF of Retail or Office Available

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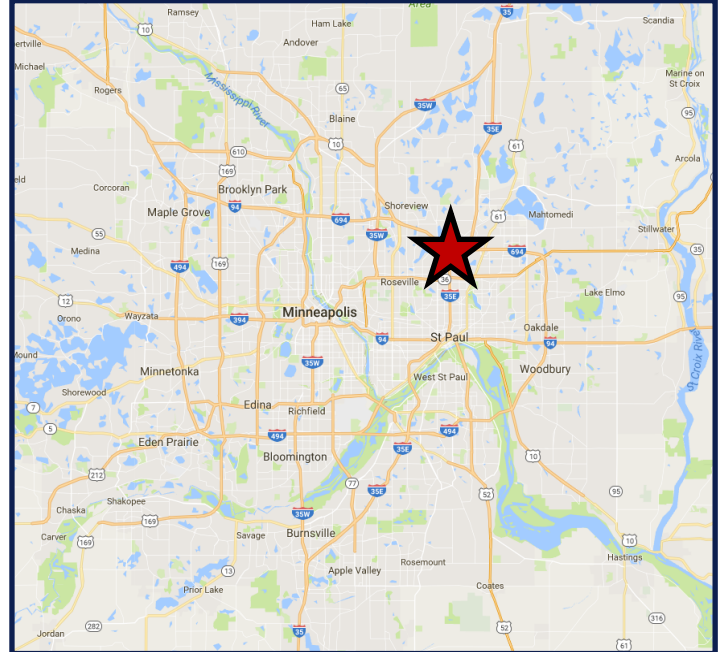
**UPLAND**  
REAL ESTATE GROUP, INC.

 **sherman**  
ASSOCIATES

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>ADDRESS</b>	125 West Little Canada Rd
<b>CITY, STATE</b>	Little Canada, MN
<b>SPACE AVAILABLE</b>	2,791 SF
<b>LEASE RATE</b>	\$12.00—\$14.00
<b>CAM &amp; TAX RETAIL 2018</b>	\$7.12 PSF
<b>CAM &amp; TAX OFFICE 2018</b>	\$7.54 PSF
<b>COUNTY</b>	Ramsey
<b>YEAR BUILT</b>	2006



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	10,286	73,377	254,796
<b>DAYTIME POPULATION</b>	9,389	35,774	160,601
<b>MEDIAN HH INCOME</b>	\$50,523	\$56,192	\$54,260
<b>AVERAGE HH INCOME</b>	\$67,990	\$78,436	\$76,103
<b>MEDIAN AGE</b>	40.6	37.9	35

## TRAFFIC COUNTS

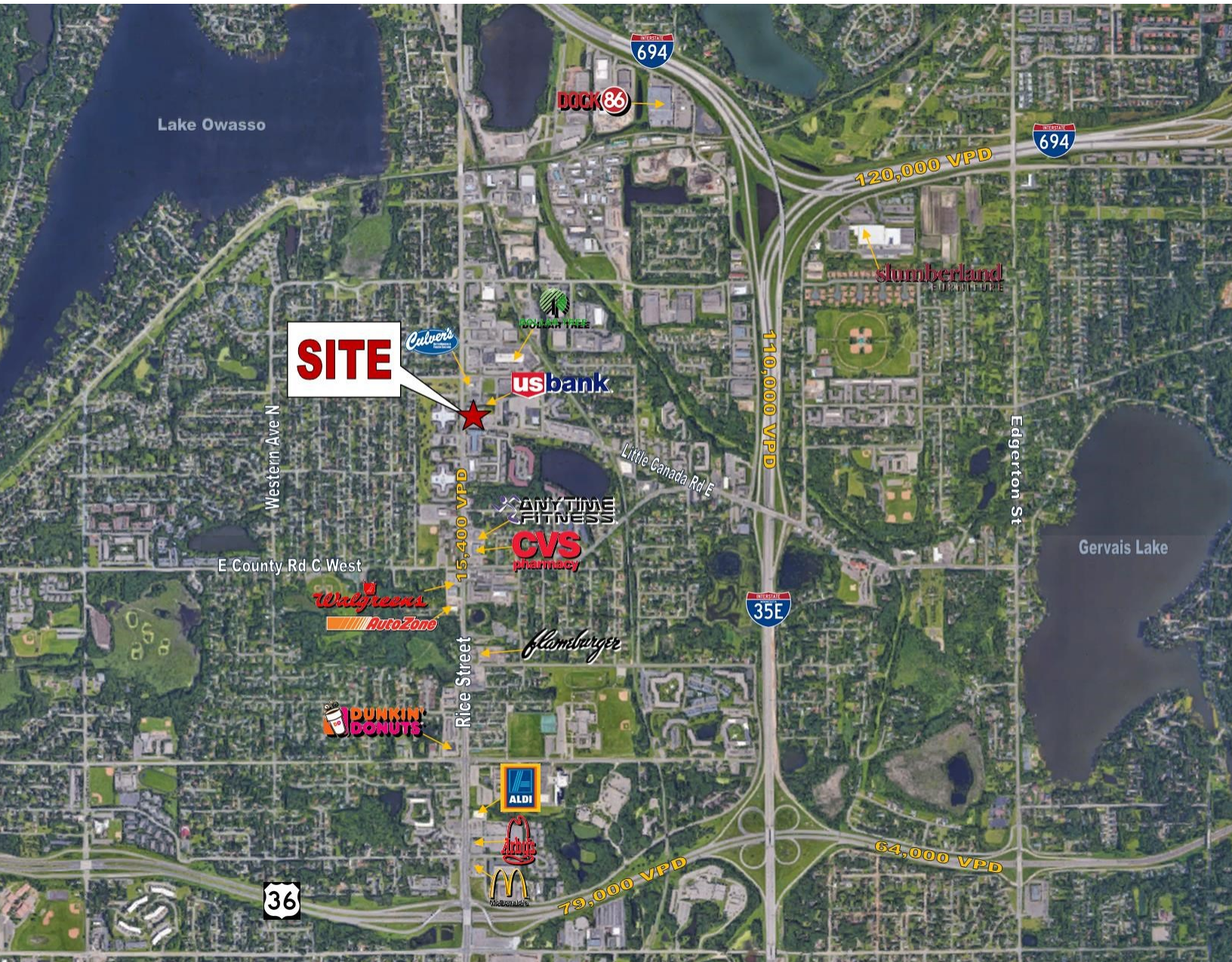
<b>LITTLE CANADA RD E</b>	11,600 VPD
<b>RICE STREET</b>	15,400 VPD



## COMMENTS

- Class A Building
- Great potential for medical space.
- Terrific signage available on the building as well as monument signage.
- Abundant parking available.
- Located near many food options.

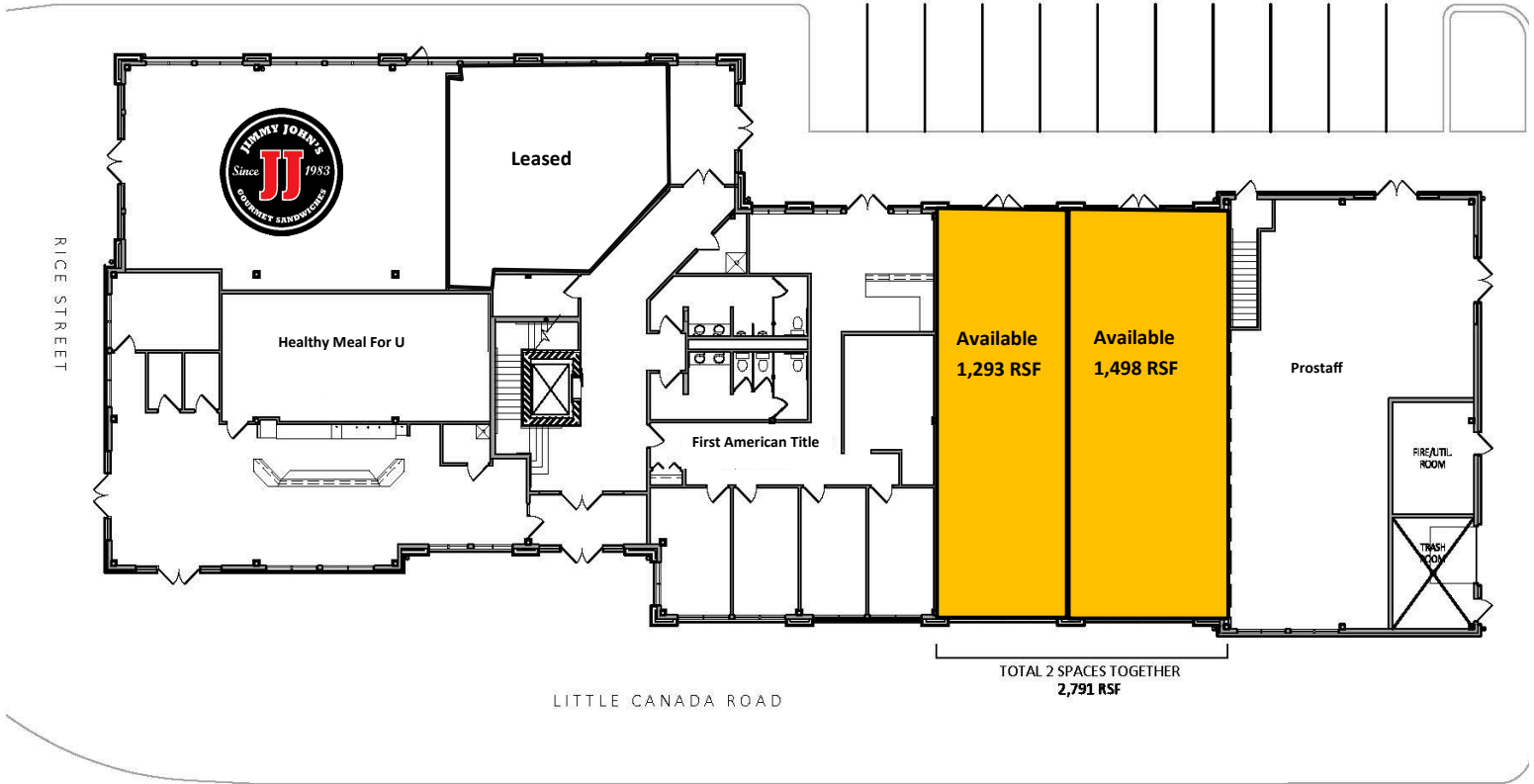
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## FIRST FLOOR RETAIL

PARKING LOT



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