



# THE LODGE

## Little Canada, MN

### For Lease



50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600  
[www.upland.com](http://www.upland.com)

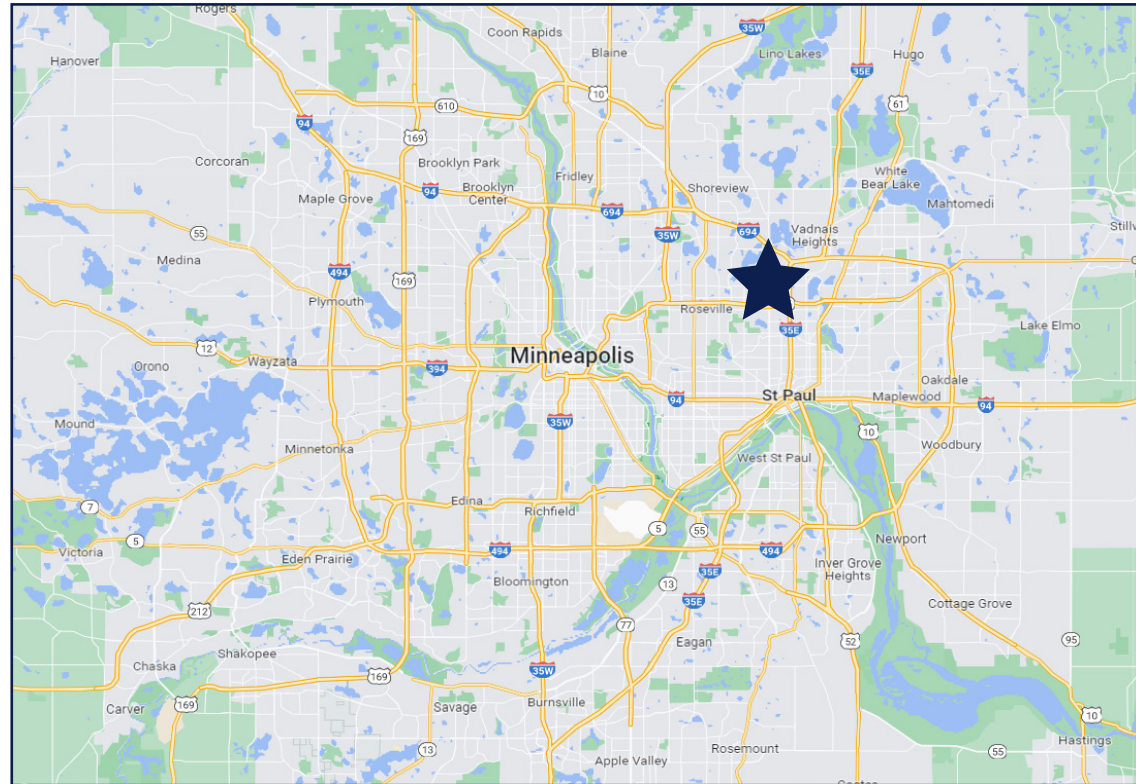
*Look Upland. Where  
Properties & People Unite!*

ROB KOST, CCIM  
612.465.8530  
[ROB@UPLAND.COM](mailto:ROB@UPLAND.COM)

SAMUEL GERLACH  
612.465.8529  
[SAM@UPLAND.COM](mailto:SAM@UPLAND.COM)



<b>ADDRESS</b>	2800 Rice Street
<b>CITY, STATE</b>	Little Canada, MN
<b>SPACE 158</b>	1,423 SF
<b>SPACE 159</b>	1,457 SF
<b>LEASE RATE</b>	\$12 - \$14 Net
<b>EST CAM &amp; TAX 2024</b>	\$9.66
<b>YEAR BUILT</b>	2003
<b>COUNTY</b>	Ramsey
<b>PARKING</b>	6.71/1000 SF

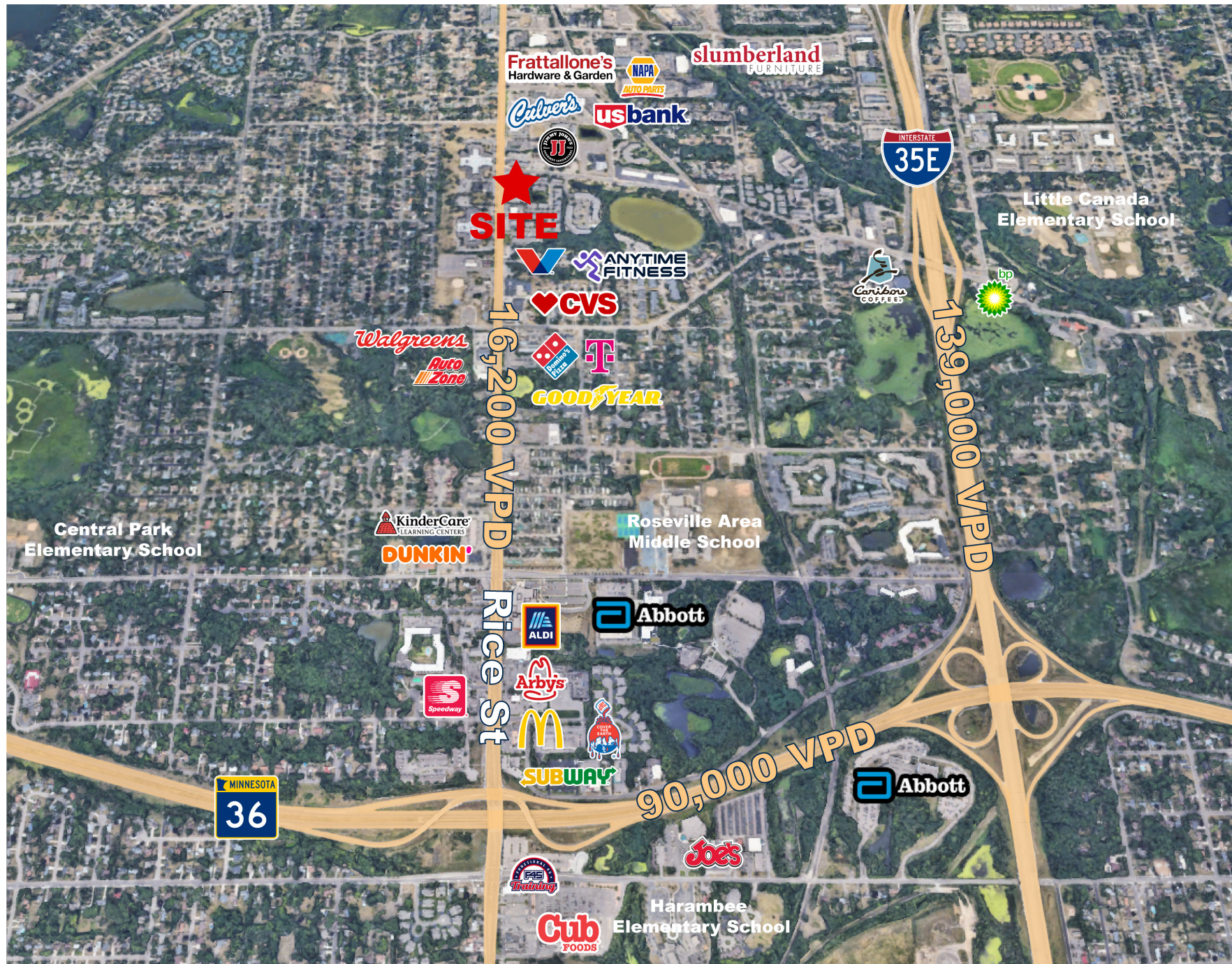


**HIGHLIGHTS**

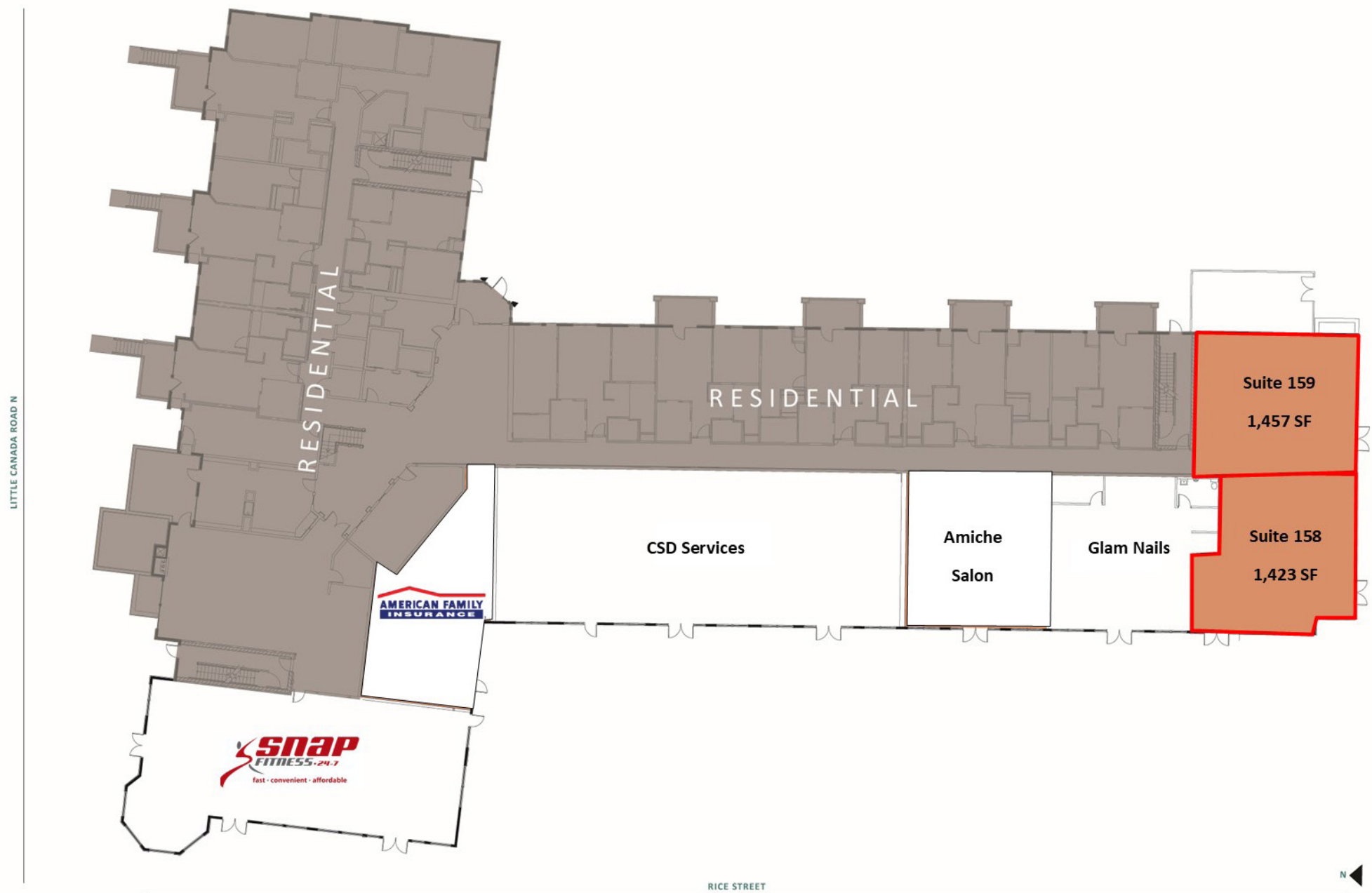
- The Lodge at Little Canada is a Senior Housing complex in Little Canada with first floor retail.
- Co Tenants include Snap Fitness, American Family Insurance, Amiche Salon, and Glam Nails.
- Nearby Tenants include Walgreens, CVS, US Bank, Dollar Tree, Culver’s, and more.
- Available suites have ADA restrooms and includes their own HVAC units.

<b>2021 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	9,774	75,554	240,146
<b>MEDIAN AGE</b>	44.1	39.1	36.1
<b>MEDIAN HH INCOME</b>	\$57,810	\$70,955	\$67,217
<b>AVERAGE HH INCOME</b>	\$81,637	\$90,476	\$87,436

















# UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street  
Suite 1418  
Minneapolis, MN  
612.332.6600

ROB KOST, CCIM  
612.465.8530  
ROB@UPLAND.COM

SAMUEL GERLACH  
612.465.8529  
SAM@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.