

FOR SALE

Rice Street Exposure Parcel

Corner of Rice Street and Market Drive
Little Canada, MN 55117



0.69 Acres



	Demographics		
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	9,188	68,840	221,866
Households	4,117	28,358	84,853
Avg HH Inc.	\$69,613	\$74,397	\$68,683
Daytime Pop.	5,153	27,602	123,541

Contact

Rob Kost
(612) 868-1868
rkost@Sherman-Associates.com

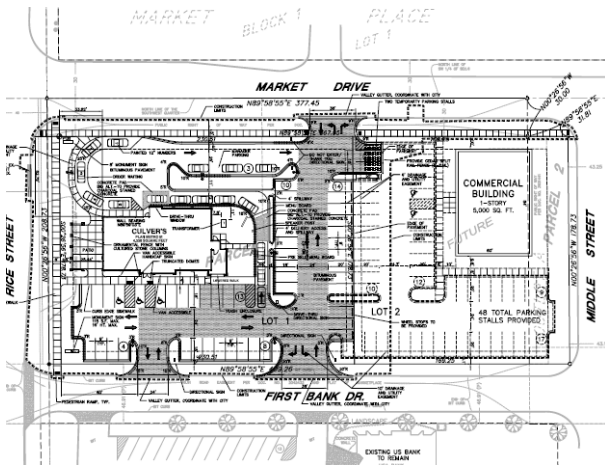
233 Park Avenue South #201
Minneapolis, MN 55415
Sherman-Associates.com



FOR SALE

Rice Street Exposure Parcel

Corner of Rice Street and Market Drive
Little Canada, MN 55117



There is a new Culver's right on the corner or Rice and Market. We still have one .69 acre parcel behind Culver's available for sale. A monument for this remaining lot has already been approved by the city of Little Canada. The location is easily accessible from I-35E (using the Little Canada Road exit and head west), I-694 (using the Rice Street exit and head south), or Highway 36 (use the Rice Street exit and head north). It is a great site for a 5000 SF office/retail/other building.



Contact



Rob Kost
(612) 868-1868
rkost@Sherman-Associates.com