

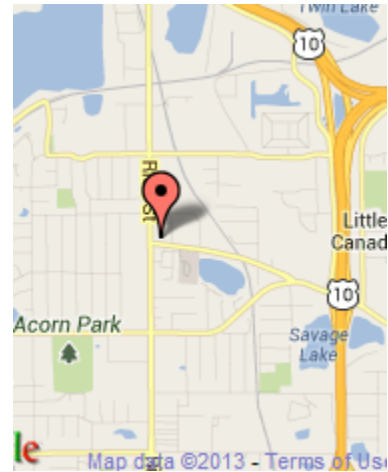
# FOR SALE AND LEASE

## The Village at Little Canada

125 W Little Canada Road  
Little Canada, MN 55117



12,468 SF total



	Demographics		
	1 Mile	3 Miles	5 Miles
Population	9,434	72,123	227,997
Households	4,474	29,555	86,898
Avg HH Inc.	\$67,675	\$72,620	\$68,072
Daytime Pop.	5,245	27,746	128,660



## Contact

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This project has beautiful architecture, which ties into the City of Little Canada's overall plan for this area of town--a high quality and pedestrian friendly environment. Retail tenants will want the first floor. Available space is 7,455 SF and is situated along Little Canada Road with monument signage along Rice Street with building facade signage along Little Canada Road. Office tenants will want to be on the second floor which has a very professional feel, with large windows and high level finishes. Certain office tenants may want a first floor location if they are looking for visibility and easy access.



## Contact



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