

THE LODGE AT LITTLE CANADA

FOR LEASE

2800 Rice Street | Little Canada, MN | 55117



1,423 SF & 1,200 SF of Retail Available

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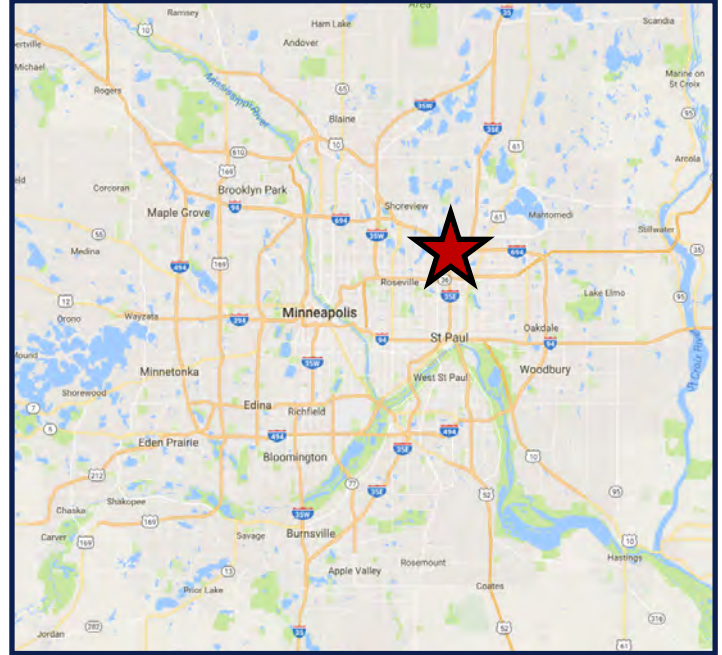
Main: 612.332.6600

Fax: 612.376.4489

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	2800 Rice Street
CITY, STATE	Little Canada, MN
UPCOMING SPACE AVAILABLE	1,423 SF & 1,200 SF
LEASE RATE	\$10.00-\$15.00 Net
CAM & TAX 2018	\$6.89 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

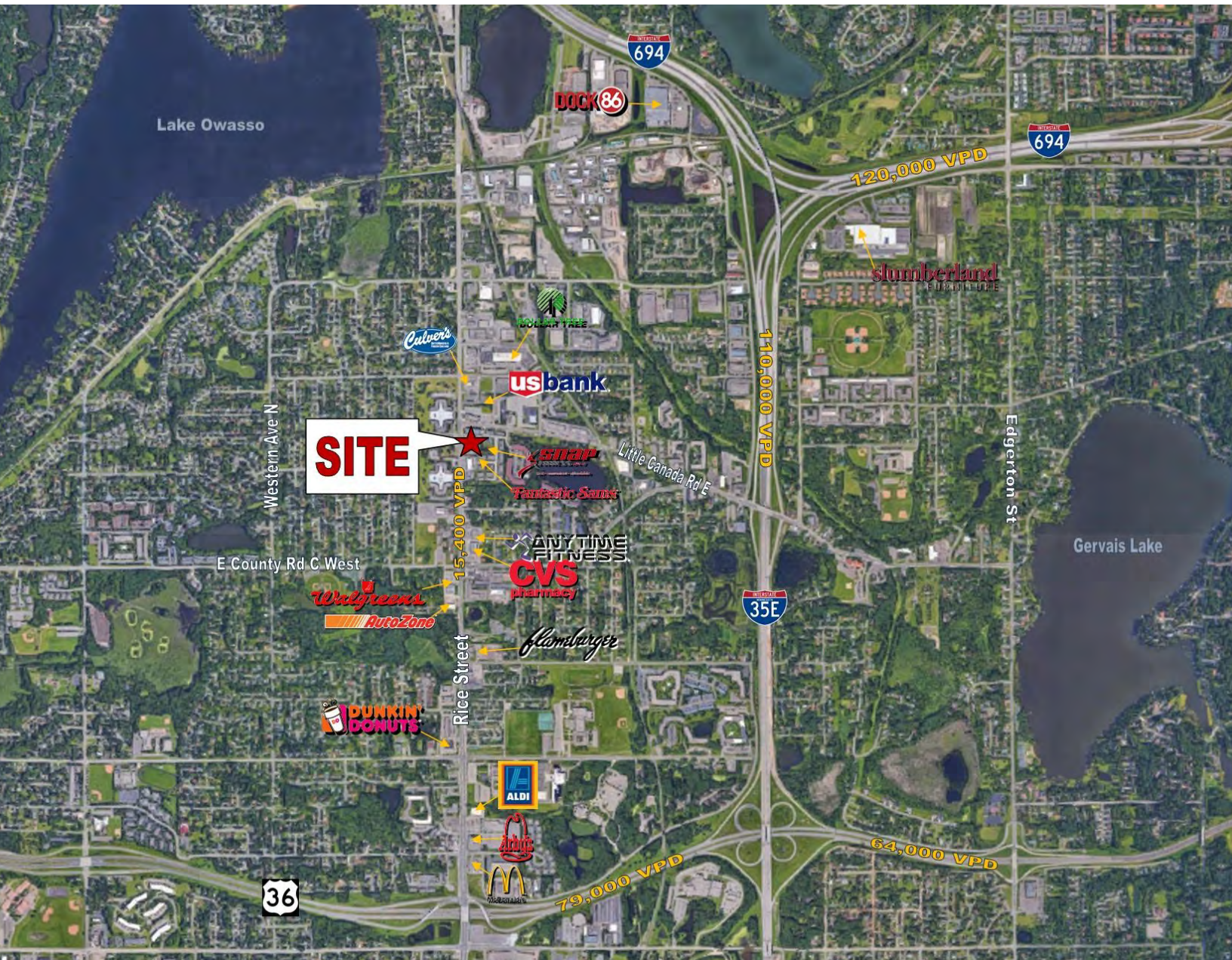
LITTLE CANADA RD E	11,600 VPD
RICE STREET	15,400 VPD



COMMENTS

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

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