

2,001 SF Office/Retail

FOR LEASE

Village At Little Canada

125 W Little Canada Road
Little Canada, MN 55117



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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



The Village At Little Canada

125 W Little Canada Rd,
Little Canada, MN 55117

- 2,001 sf 1st floor retail space available for lease on high-traffic Rice St in Little Canada.
- Rent: \$15.00 annual/psf, Operating Expenses: \$7.74 annual/psf (CAM \$3.38 psf, Tax \$4.12 psf, Insurance \$.23 psf)
- Co-tenant's with Jimmy Johns, Pro Staff, Express Image
- Fantastic building location along Rice St.
- In close proximity to Hwy 36 and 35E
- Signage opportunities available
- Zoned Planned Unit Development (PUD)

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Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	9,864	75,923	238,000
Households	4,537	29,368	86,463
Daytime Pop.	11,196	73,373	255,402
Avg. HH Inc.	\$81,679	\$92,344	\$89,181

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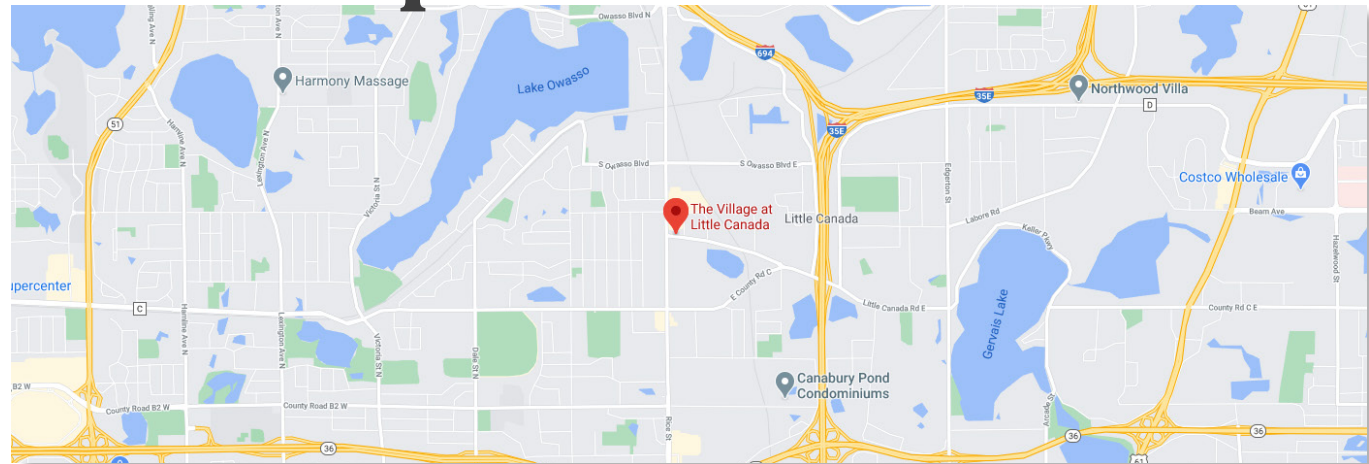
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Area Map



Trade Map



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About Little Canada

Founded in 1977 by a group of local citizens, the LCHS originally used a small closet in Little Canada City Hall for storage and the Council Chambers for meetings. Later, the LCHS moved to available space within the Old Little Canada Fire Hall (approximately 200 square feet), where it remained for several years.

In 1998, the LCHS obtained a loan from the city to build an addition on to city hall (approximately 2,000 square feet). The addition was completed that October. Funding for the addition was raised partially by donations from interested parties and businesses, selling memorial blocks for a mural on the History Center entry wall, and running a bingo gambling operation at the Little Canada Bingo Hall. When the loan was repaid in September 2005, the discontinued bingo operations.

The City of Little Canada is a unique, historic community. Did you know that we received our name from French Canadians who settled here long ago? Our citizens are proud of their French Canadian heritage and we work hard to maintain our unique identity despite our busy metropolitan surroundings. We are centrally located on the northeast hub of the metropolitan freeway system, only minutes from the Minnesota State Capitol and downtown St. Paul and 15 minutes from downtown Minneapolis.

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Mobility Scores



59

Somewhat Walkable



40

Some Transit



56

Bikeable

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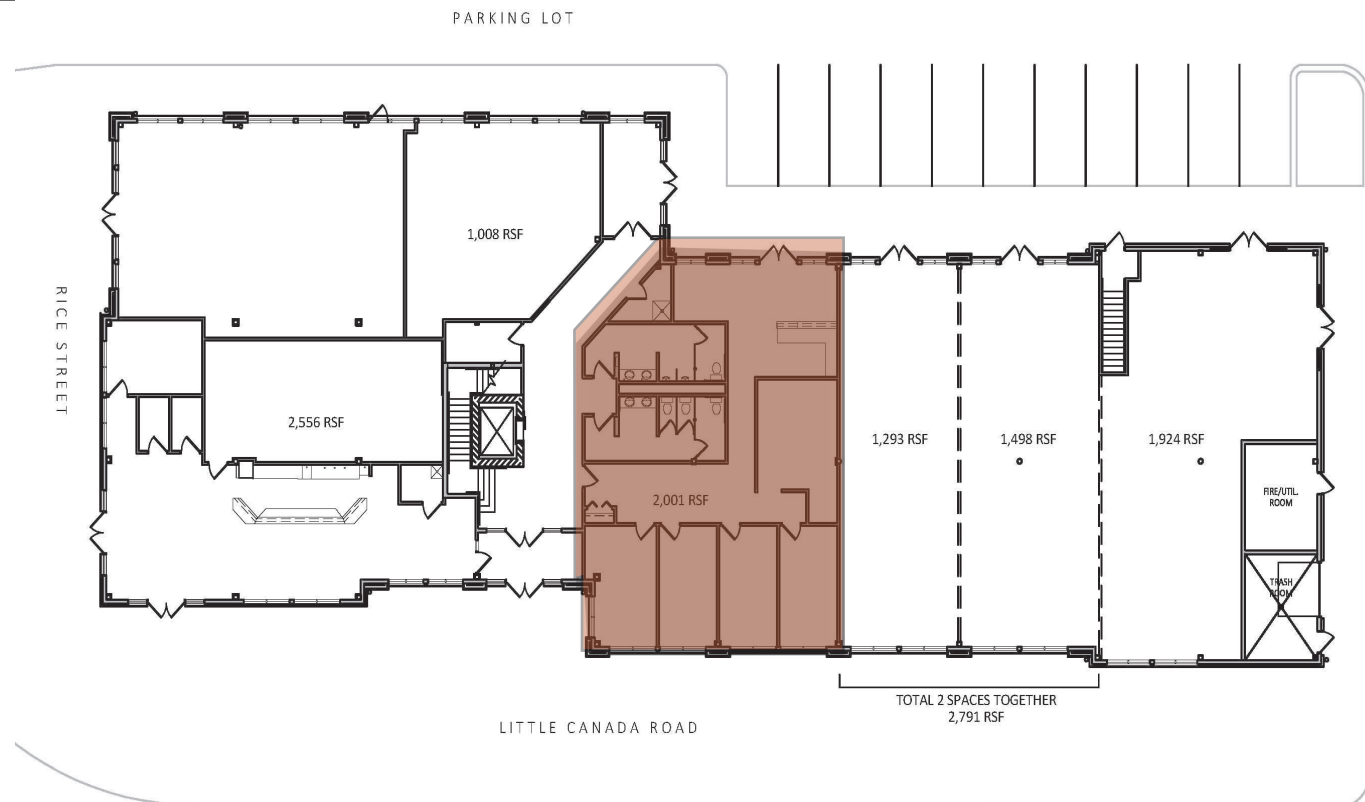
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Available Spaces



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