



## For Lease

3340 Rice Street, Little Canada, MN

### AVAILABLE SPACE

- Former Subway space (endcap)
- Walk in ready, equipment in place.
- 1,800 SF includes use of existing water heater, hood, cooler, freezer, sink & more.....
- Building and monument signage
- Adjacent to Taco Johns
- Plenty of parking
- Good demographics
- 30,565 vehicles / day



### PROPERTY DETAILS

\$24.50 / SF NNN  
CAM / Tax (2024) \$15.28 / SF

### FOR MORE INFORMATION, CONTACT

**Marty Fisher / Mike Fisher**

763-862-2005

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[mikefisher@premiercommercialproperties.com](mailto:mikefisher@premiercommercialproperties.com)





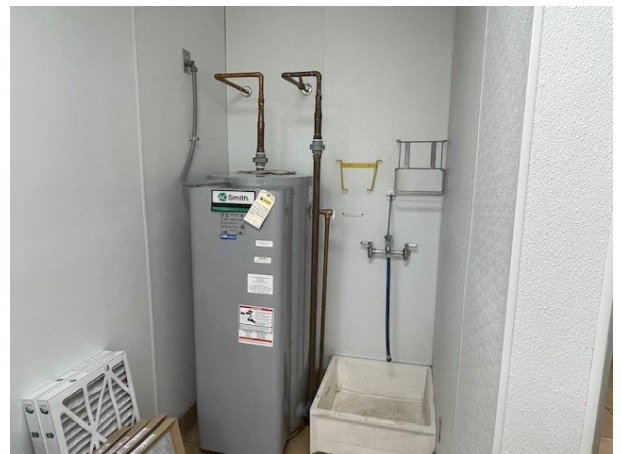
**PREMIER**  
COMMERCIAL  
PROPERTIES

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**CONTACT:** Marty Fisher

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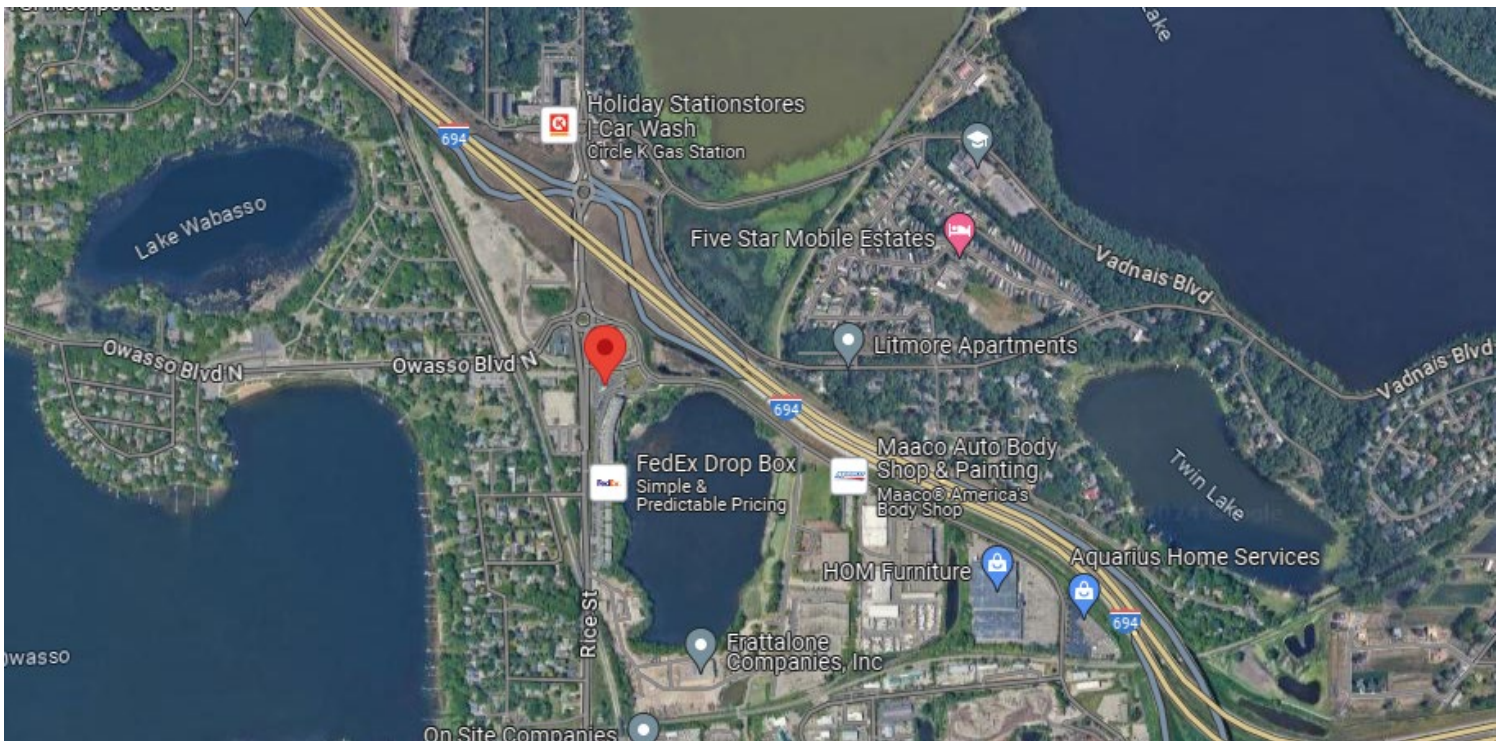
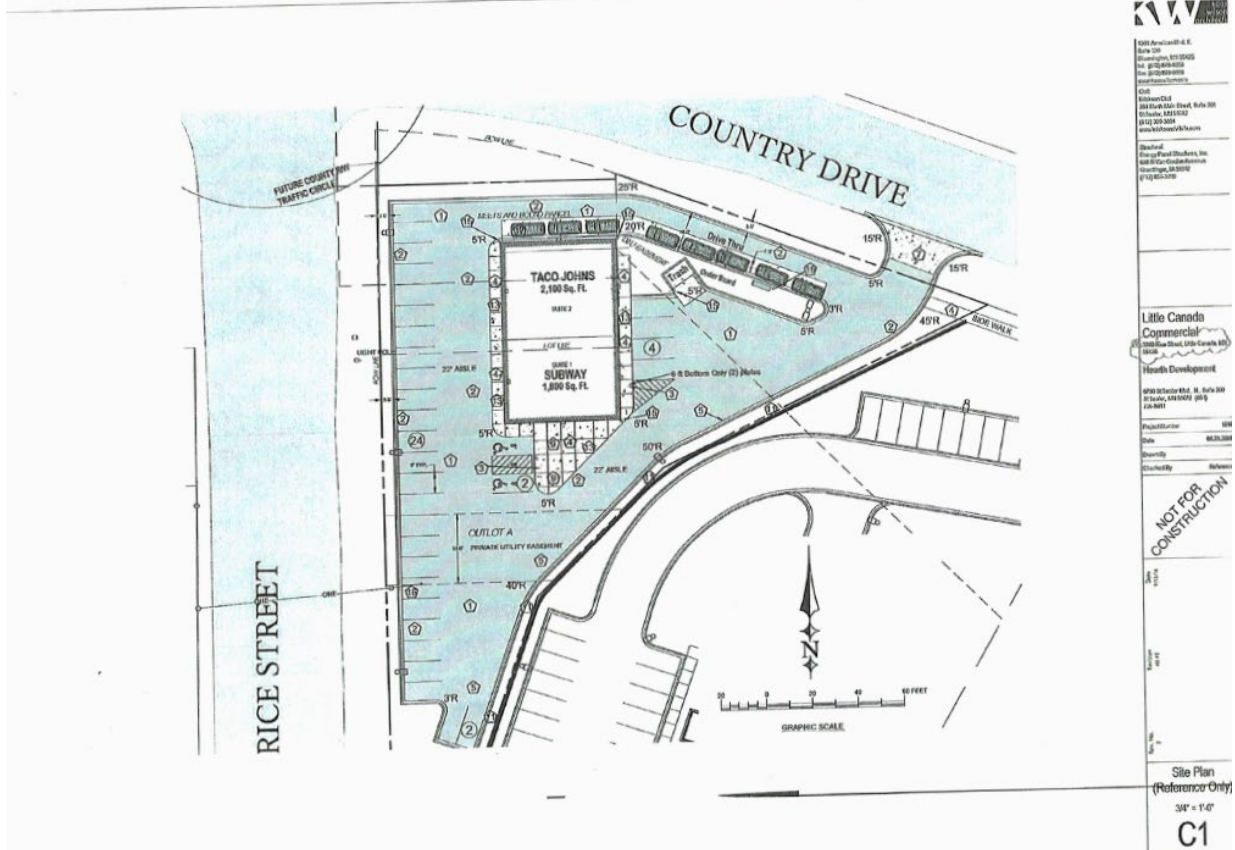
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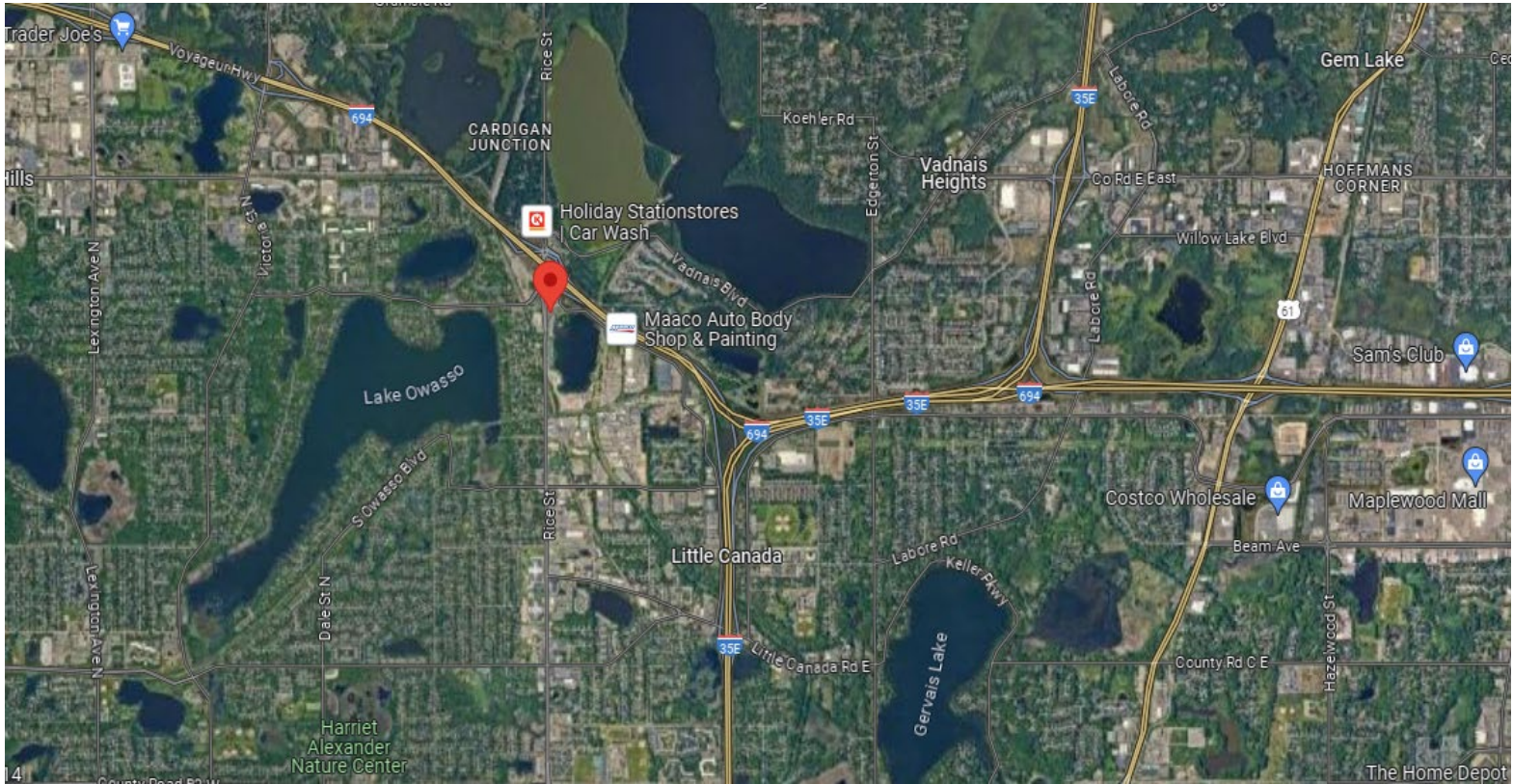




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Demographics (2023)	1 Mile	3 Miles	5 Miles
Total Population	4,476	60,507	188,901
Total Households	1,989	25,636	75,062
Average Household Income	\$101,850	\$101,539	\$96,589