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 SERVICES



LITTLE CANADA PLAZA

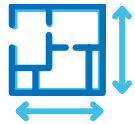
Retail Space For Lease | Little Canada, MN

LITTLE CANADA PLAZA OVERVIEW



SITE INFORMATION

Address: 2680-2688 Rice Street | Little Canada, MN 55113
GLA: 12,013 sf
Land Area: 1.44 acres
Year Built: 1987
Highlights: Excellent visibility + easy access to I-35E
 Pylon signage available
 Ample surface parking



AVAILABILITY

Suite 2688: 1,516 sf (endcap with drive-thru)
Suite 2680: 5,600 sf (endcap)

CAM + Tax: \$9.10 psf (2024 est.)



TRAFFIC COUNTS

Rice Street: 16,200 vpd
County Rd C: 7,900 vpd



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,501	84,563	265,284
Median HH Income	\$52,870	\$57,306	\$55,293
Average HH Income	\$75,024	\$79,582	\$78,451



AREA TENANTS



FOR MORE INFO CONTACT:

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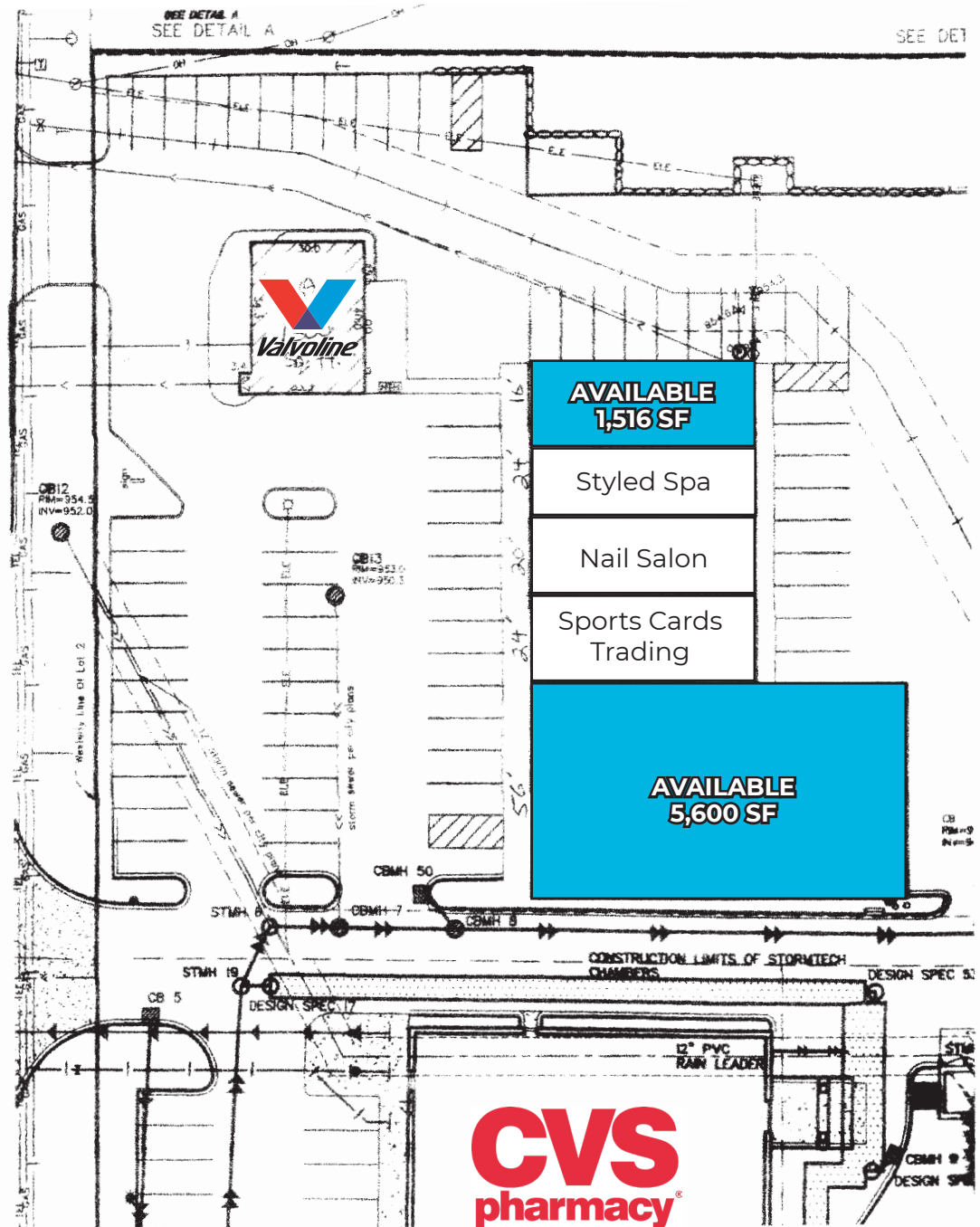
LITTLE CANADA PLAZA SITE PLAN



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