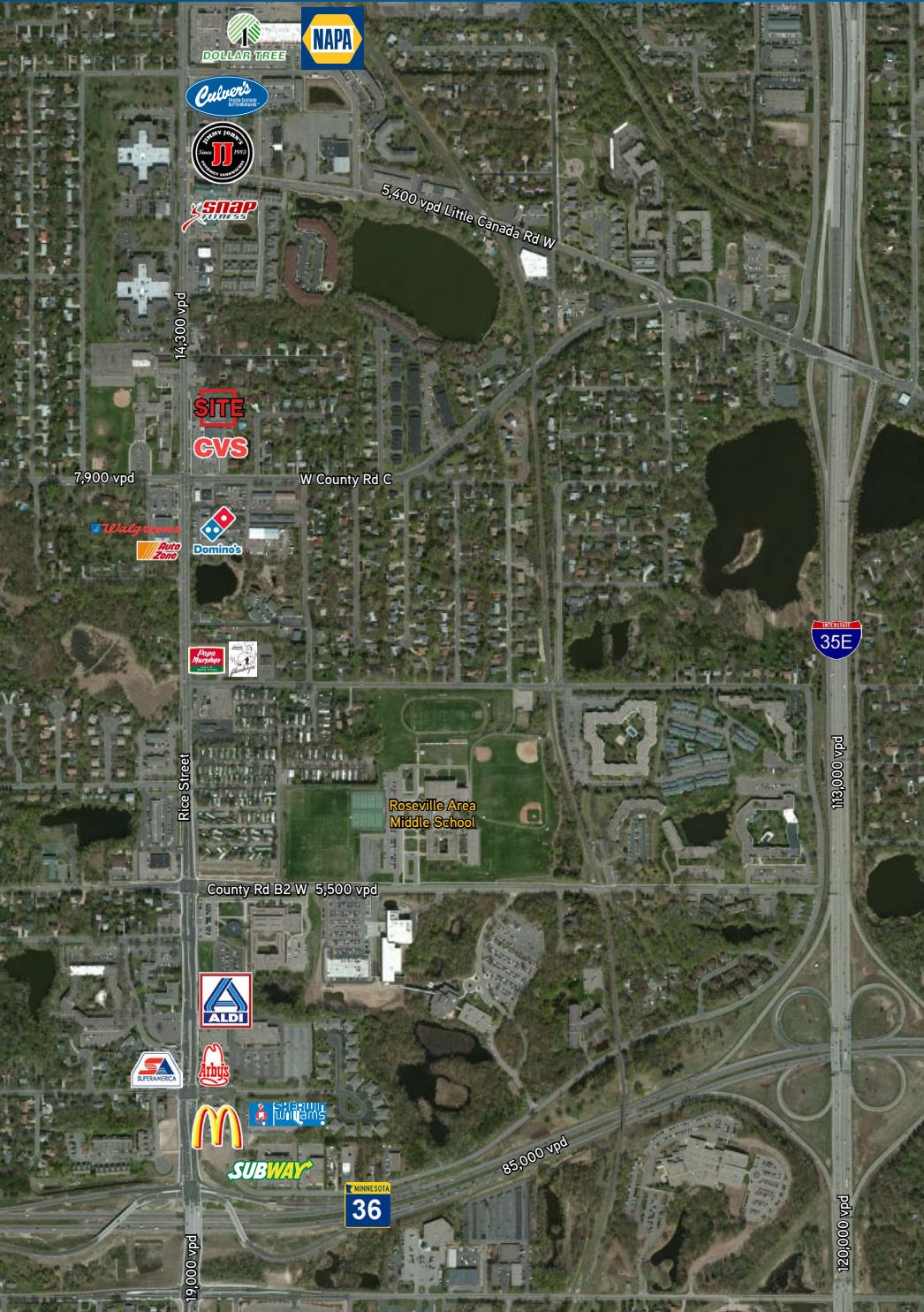


FOR LEASE > RETAIL SPACE



Little Canada Plaza

NEQ OF RICE ST & COUNTY RD C | LITTLE CANADA, MN 55113



Highlights

- > Excellent visibility
- > Easy access to I-35E
- > Located next to CVS Pharmacy
- > Ample surface parking
- > Pylon signage available
- > Co-Tenants include: Little Caesar's
Anytime Fitness and Harmony Salon
- > Area Retailers include: Papa Murphy's,
Flameburger, CVS and Walgreens

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Little Canada Plaza > Site Overview

PROPERTY INFORMATION

Location	NE Quadrant of Rice Street and County Road C
Description	Retail Center
Zoning	B-3 General Commercial

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	10,438	30,236	74,448
Average Household Income	\$67,554	\$72,747	\$68,159

**Source: US Census, 2000*

TRAFFIC COUNTS

Rice Street	14,300 cars per day
County Road C	7,900 cars per day

**Source: Minnesota Department of Transportation 2013 Study Averages are per day total cars*

2017 EST. CAM & REAL ESTATE TAX

\$8.54 per square foot

INLINE SPACE AVAILABLE

Suite 2686: 1,440 sf

ASKING BASE RENT

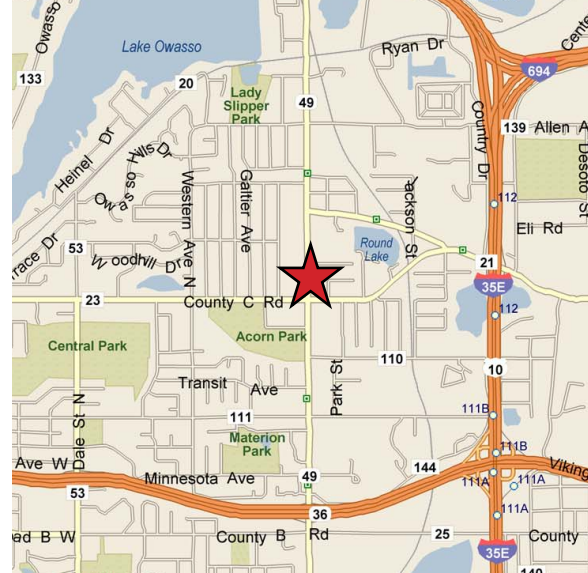
Negotiable

AREA TENANTS

> CVS	> Domino's	> Walgreens
> Papa Murphy's	> Jimmy John's	> Culvers
> Snap Fitness	> Dollar Tree	> Aldi
> Arby's	> McDonald's	

COMMENTS

This retail center is located on Rice Street next to CVS Pharmacy and across from Walgreens.



Contact Us

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