

TRANSWESTERN
REAL ESTATE
SERVICES



LITTLE CANADA PLAZA

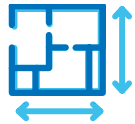
Retail Space For Lease | Little Canada, MN

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: 1,539 sf (endcap with drive-thru)
Suite 2680: 5,600 sf (endcap)

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



TRAFFIC COUNTS

Rice Street: 12,477 vpd
County Rd C: 5,977 vpd



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,091	83,874	264,618
Median HH Income	\$67,523	\$77,304	\$75,406
Average HH Income	\$103,491	\$107,118	\$104,219



AREA TENANTS



FOR MORE INFO CONTACT:

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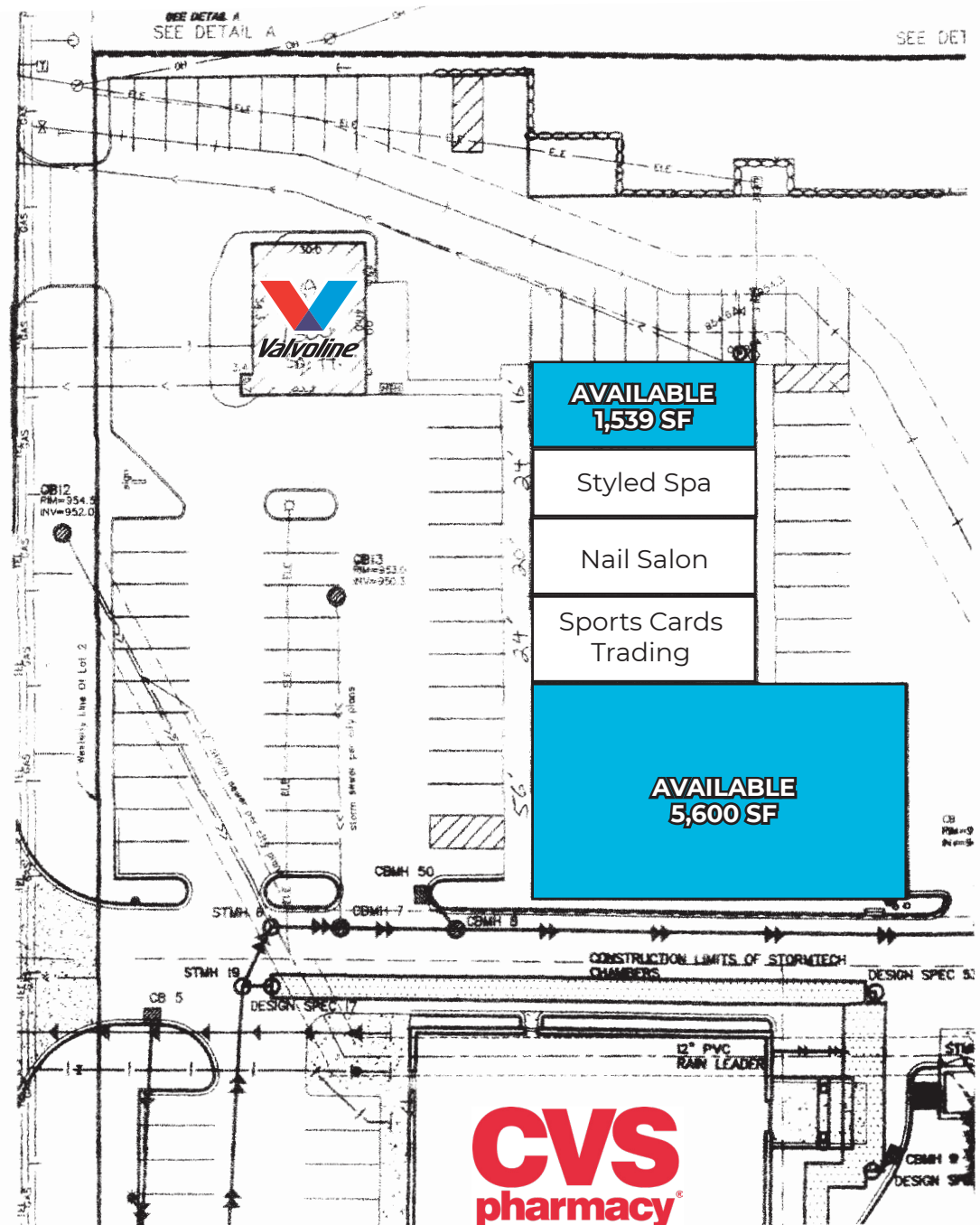
LITTLE CANADA PLAZA SITE PLAN



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