



THE LODGE  
2800 Rice Street  
Little Canada, MN 55113  
For Lease



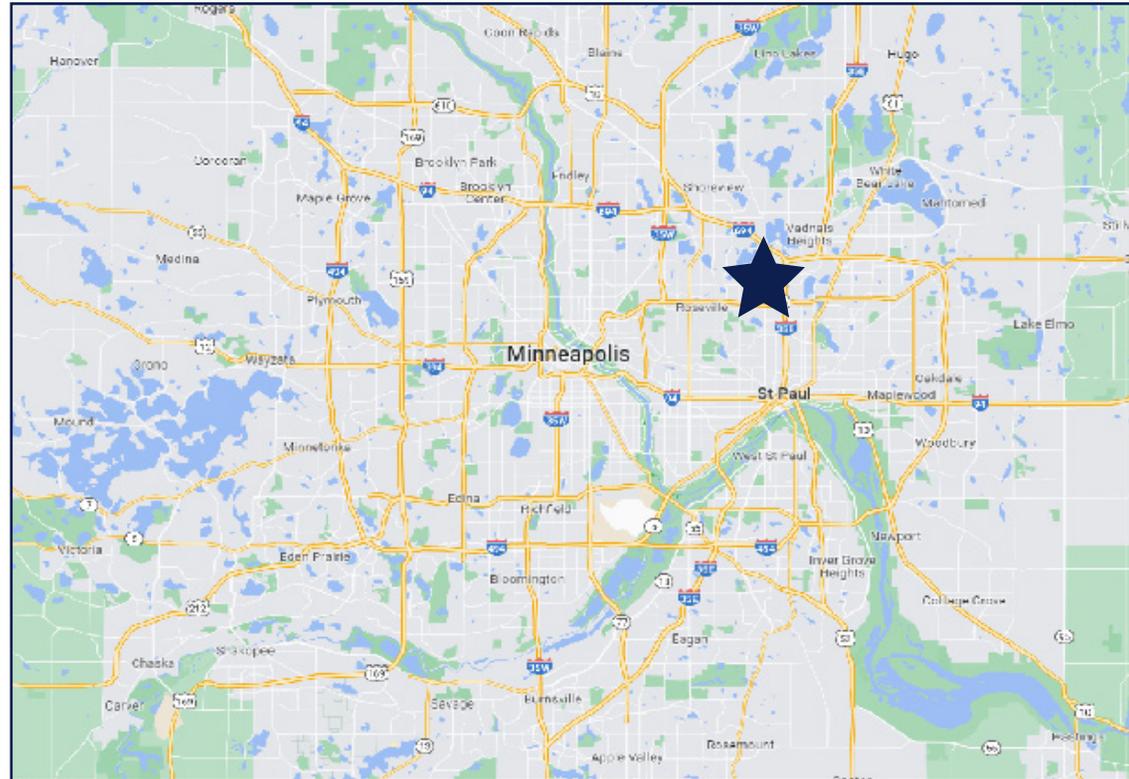
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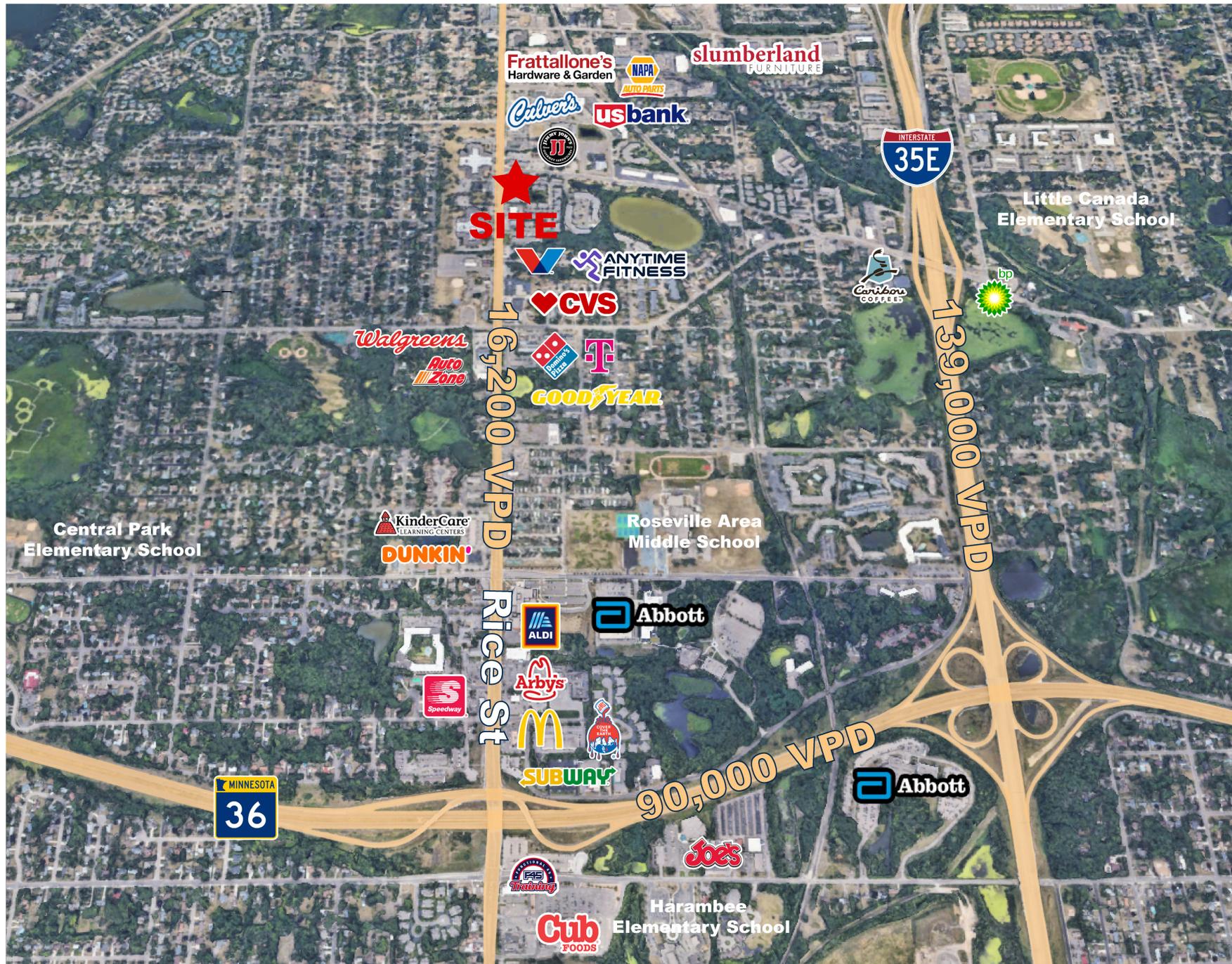
<b>ADDRESS</b>	2800 Rice Street
<b>CITY, STATE</b>	Little Canada, MN 55113
<b>SPACE 159</b>	1,457 SF
<b>LEASE RATE</b>	\$12 - \$14 Net
<b>EST CAM &amp; TAX 2026</b>	\$9.70
<b>YEAR BUILT</b>	2003
<b>COUNTY</b>	Ramsey
<b>PARKING</b>	6.71/1000 SF

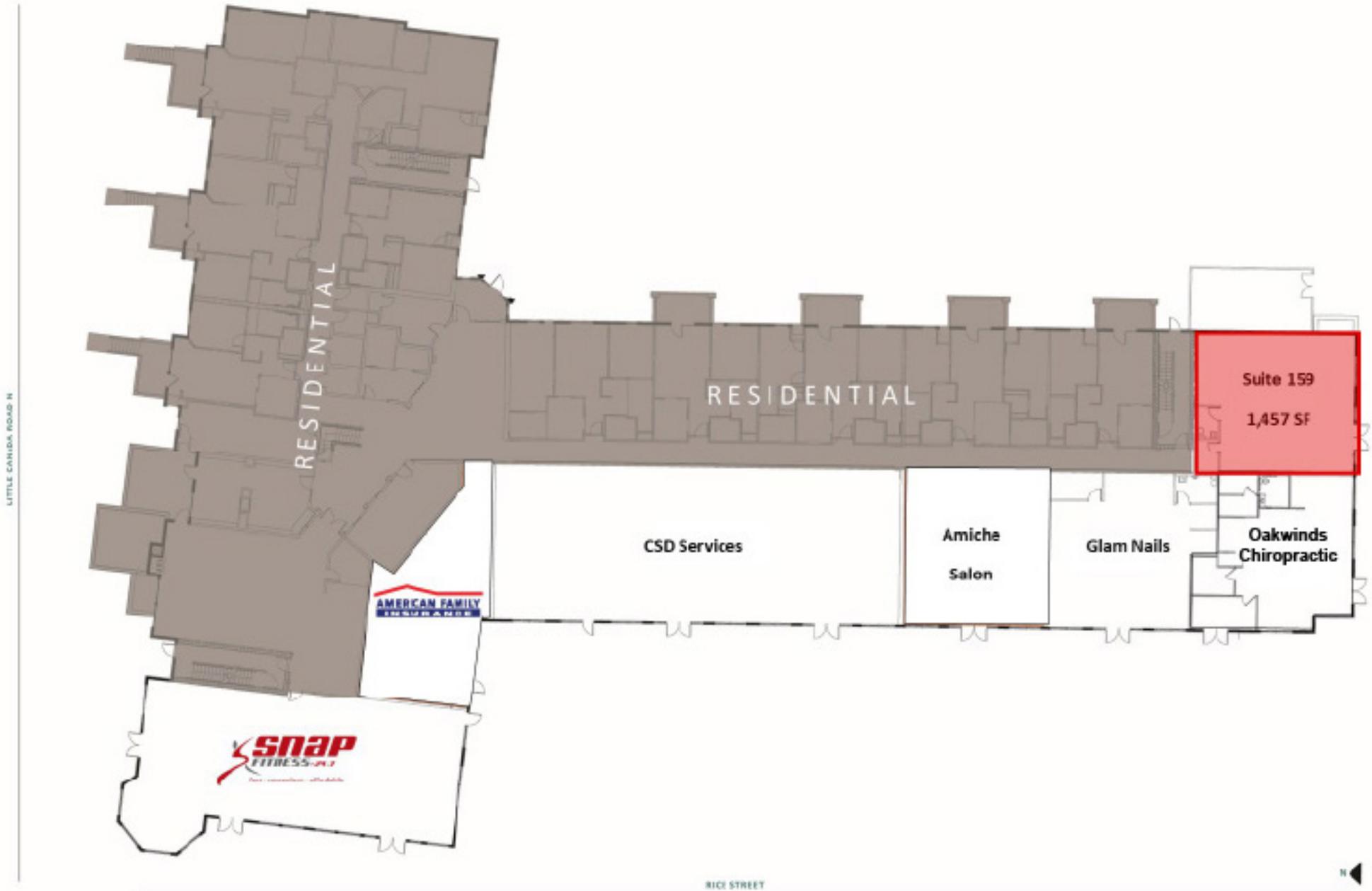


**HIGHLIGHTS**

- The Lodge at Little Canada is a Senior Housing complex in Little Canada with first floor retail.
- Co Tenants include Snap Fitness, American Family Insurance, Amiche Salon, and Glam Nails.
- Nearby Tenants include Walgreens, CVS, US Bank, Dollar Tree, Culver's, and more.
- Available suites have ADA restrooms and includes their own HVAC units.

<b>2021 DEMOGRAPHICS</b>	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>POPULATION</b>	9,774	75,554	240,146
<b>MEDIAN AGE</b>	44.1	39.1	36.1
<b>MEDIAN HH INCOME</b>	\$57,810	\$70,955	\$67,217
<b>AVERAGE HH INCOME</b>	\$81,637	\$90,476	\$87,436









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