



SUMMERHILL

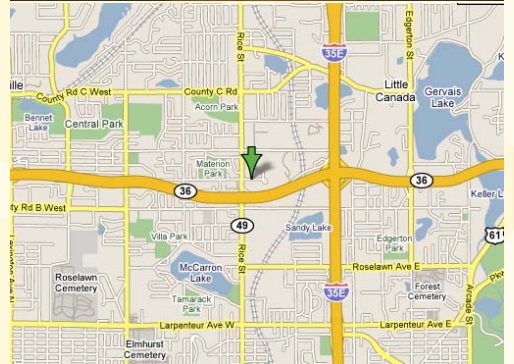
Commercial Real Estate, LLC

FOR LEASE

Little Canada Mall
78-80 Minnesota Avenue
Little Canada, MN 55117



- Suite A:** 1,019 sf retail/office, 100% useable sf
- Suite B:** 1,863 sf retail/office, 100% useable sf
- Suite C:** 1,980 sf retail/office, 100% useable sf
- Suite D:** 2,484 sf retail/office, 100% useable sf
- Suites A-D:** 7,346 sf retail/office, 100% useable sf **(potential for more sf in building)**
- Base Rental Rate:** \$7.50 PSF net Base Rent psf
- Tax and Common Area Maintenance (CAM) 2009:** \$4.00 psf (includes gas & refuse)
- Great neighborhood retail building located off of Rice Street and Highway 36 near 35E directly across from Bally's Fitness Center.
- Economical rates, flexible uses, well maintained facility.
- Ste A has been renovated and is in vanilla shell condition.
- Suites B & C are currently built out as a professional office with nice finishes.
- Ste D has a great glass line, private restroom, & was a children's therapy space.
- Spaces have 10' high ceilings and can be combined into one suite.
- Signage includes building signage, entrance pylon sign, & pylon sign on Hwy 36.
- Good tenant mix w/Sherwin Williams, Austin Reid Hair Studio, Hub Hobby, + others.
- Nearby traffic counts of 20,200 on Rice St and 82,200 on Hwy 36 (2006, MNDOT).
- Demographics: 9,598 – 1 mile, 95,481 – 3 miles, 283,429 – 5 miles (2008 ERSI).



For more information call:
Peter Kordonowy
952.556.5151

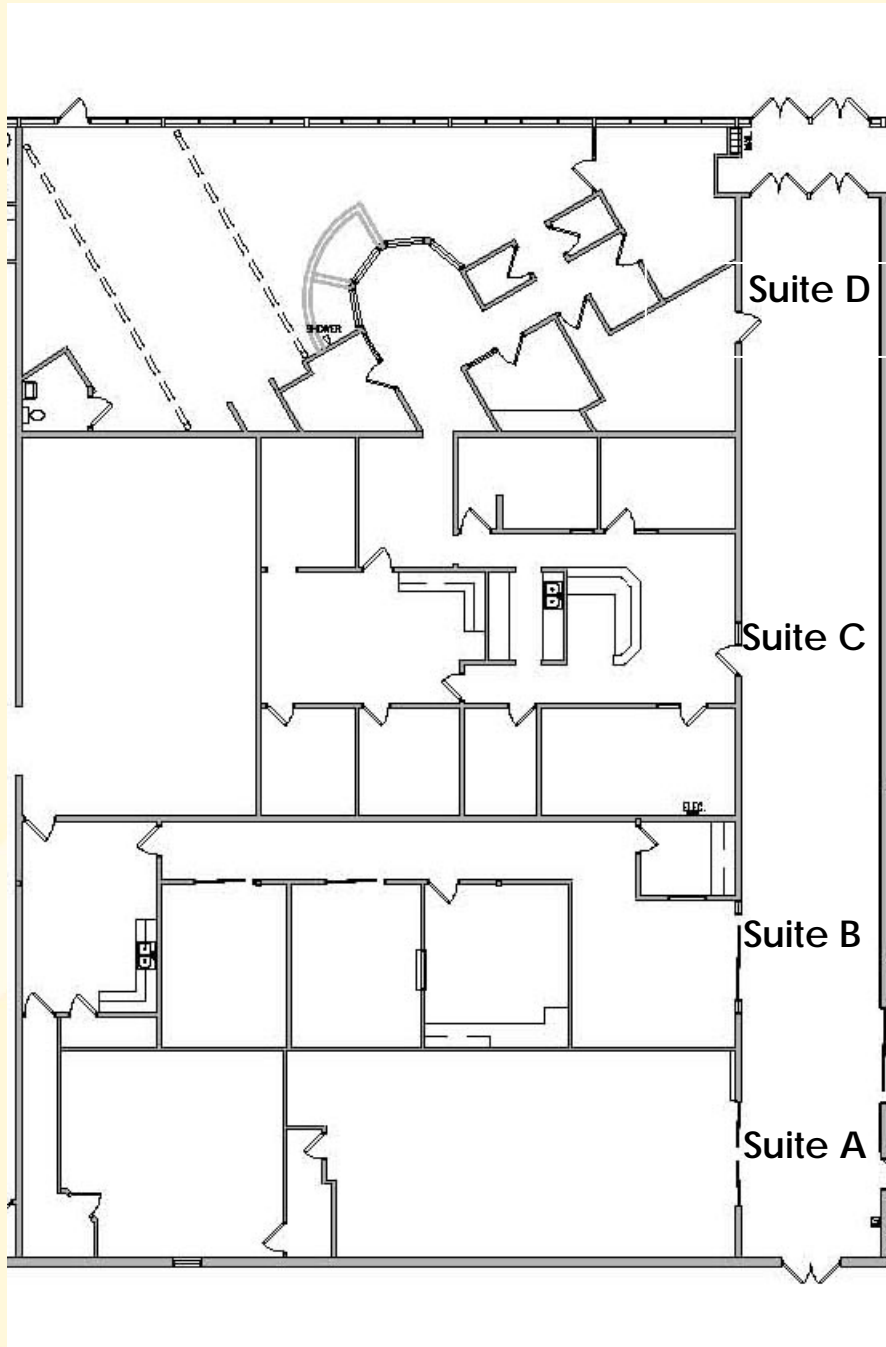
or visit our website at:
www.summerhillcommercial.com



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

Little Canada Mall
78-80 Minnesota Avenue
Little Canada, MN 55117



For more information call:
Peter Kordonowy

952.556.5151

or visit our website at:

www.summerhillcommercial.com