



**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR LEASE**

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



**Availability:**

**Suite C:** 1,996 sf retail/office, 100% useable sf

**Base Rental Rate:** \$5.00 PSF net Base Rent psf

**Tax and Common Area Maintenance (CAM) 2017:** \$4.25 psf (incl. elec. & 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 C is currently built out as a professional office with a sink/break counter.
- Spaces have 10' high ceilings.
- Signage includes building signage, entrance pylon sign, & pylon sign on Hwy 36.
- Good tenant mix w/Sherwin Williams, Austin Reid Hair Studio, Hub Hobby, Computer Explorers, & BME Labs.
- Nearby traffic counts of 23,900 on Rice St and 76,000 on Hwy 36, and 5,600 on Minnesota Avenue (2016, MNDOT).
- Demographics: 9,800 – 1 mile, 102,464 – 3 miles, 293,416 – 5 miles (2016 ERSI).



**For more information call:  
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**or visit our website at:  
[www.summerhillcommercial.com](http://www.summerhillcommercial.com)**