



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

**Little Canada Mall/Former Hair Salon Space
78-80 Minnesota Avenue, Suite 2
Little Canada, MN 55117**



Former Austin Reid Hair Salon Space Available:

Unit 2: 987 sf retail/office, 100% useable sf.

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

Tax and Common Area Maintenance (CAM) 2018: \$5.45 psf (incl. elec. & refuse).

- Great neighborhood retail building located off of Rice Street & Hwy 36 near 35E.
- Economical rates, flexible uses, well maintained facility.
- Unit 2 was a former hair salon, and is ready to go for that use again.
- Spaces have 10' high ceilings.
- Signage includes building signage & pylon sign Minnesota Avenue.
- Good tenant mix in the building with Sherwin Williams, Hub Hobby, Computer Explorers, & BME Labs, & great location next to many services and amenities.
- VPD of 23,900 on Rice St, 76,000 on Hwy 36, & 5,600 on MN Ave (2016, MNDOT).
- Demographics: 9,143-1 mile, 104,341-3 miles, 299,301-5 miles (2018 ERSI).



For more information, please contact:

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Peter Kordonowy | 952-475-5135 | peterk@summerhillcommercial.com

or visit our website at:

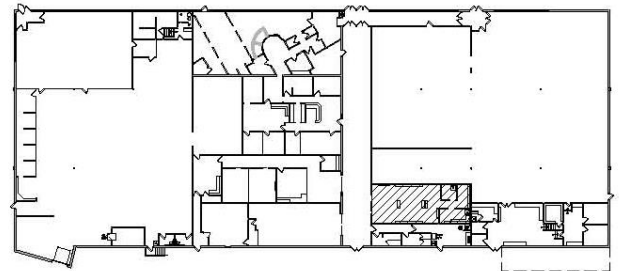
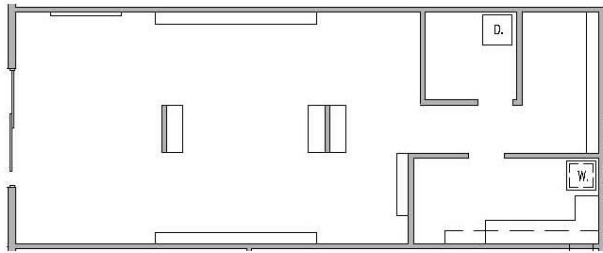
www.summerhillcommercial.com



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