

LITTLE FALLS FORMER CONVENIENCE STORE
 100 LINDBERGH DRIVE SOUTH, LITTLE FALLS, MN 56345



PROPERTY DESCRIPTION

Inventure Real Estate is pleased to present a 3,000-square-foot former convenience store available for sublease at 100 Lindbergh Drive South in Little Falls, Minnesota. The property is strategically positioned along Lindbergh Drive, one of Little Falls’ primary commercial corridors, offering excellent visibility, convenient access, and consistent daily traffic flow. Its location serves both local residents and regional travelers, benefiting from proximity to surrounding retailers, services, and residential neighborhoods. The building features a functional convenience store layout, designed to support a variety of retail offerings including grab-and-go food, beverages, and general merchandise. The site is configured to support high customer turnover, making it well-suited for an operator looking to enter or expand within the convenience retail sector. The sublease term extends through November 30, 2030, providing a long-term, stable occupancy option. This extended term allows a tenant to establish operations and build a strong presence in the market without near-term lease rollover risk. With its established location, setup, strong visibility, and long-term lease structure, 100 Lindbergh Dr S presents an excellent opportunity for owner-operators, regional chains, or expanding retailers seeking a presence in the Little Falls trade area.

PROPERTY HIGHLIGHTS

- 3,000 square foot former convenience store available for sublease.
- Sublease runs through November 30, 2030
- Well located along Lindbergh Dr with strong traffic flow
- Excellent visibility and accessibility with over 8,650 vehicles daily
- Property features a functional convenience store setup
- Surrounding area includes a strong mix of retail, service, and residential uses
- Ideal for owner-operators, tenants, or expanding retailers

OFFERING SUMMARY

Lease Rate:	N/A
Available SF:	3,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	354	1,349	3,257
Total Population	838	3,165	7,490
Average HH Income	\$63,546	\$63,487	\$67,242

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Retail Property

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