

ACROSS FROM FRANDOR SHOPPING CENTER IN PRIME LOCATION



FOR LEASE
325 N. Clippert
Lansing, MI

AVAILABLE SPACE:
1,400-5,315 SF
(CAN BE DIVIDED)

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Martin

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UP TO 5,315 SF RETAIL SPACE IN HIGH-TRAFFIC LOCATION

Prime ±5,315 SF retail space (divisible) in a professionally managed 30,000 SF building, directly across from Frandor Shopping Center. Join strong co-tenants Better Health, Jet's Pizza, and Qdoba, benefiting from steady foot traffic and high visibility in this thriving retail corridor. Excellent signage opportunities, ample parking, and easy access to US-127 make this a prime location for retailers looking to capture a dynamic customer base.

LEASE RATE:
\$16.50 - 22.00

PSF/YR NNN

PROPERTY INFORMATION



SPACE AVAILABLE:
1,400-5,315 SF Can Be Divided



PARKING:
Free Door Step



ENTRY: Separate Entries for Each Suite



Signage: Building & Pylon



Potential: For Billboard Signage, Visible from US-127

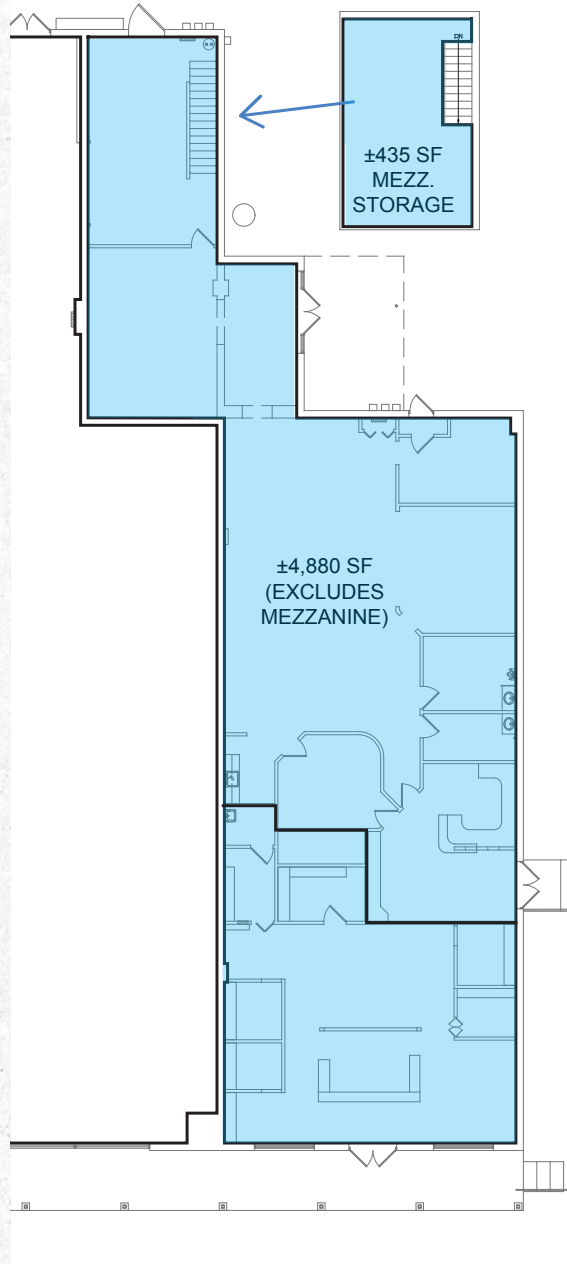


Access: Easy Ingress/Egress



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FLOOR PLAN



***RENDERINGS**



*Renderings are conceptual



SURROUNDING AREA

- ◆ Five points of ingress/egress from Clippert St., Homer St., Sellers Ave and Vine St.
- ◆ Exposure to steady retail traffic in and around Greater Lansing's central hub of retail activity
- ◆ Centrally located with immediate access to US-127 and I-496
- ◆ Adjacent to Better Health, Qdoba, and near popular eateries including Panera Bread, Jet's Pizza, Olga's Kitchen, Red Lobster, Blaze Pizza, Taco Bell, Wendy's, Arby's, Penn Station, McDonald's and more
- ◆ Near new and successful mixed-use developments SkyVue and Red Cedar; and across from the coveted ROECO development site (former Sears)
- ◆ Close to the Michigan State University campus, and the new AC Hotel by Marriott and Hyatt House
- ◆ Enjoys added pedestrian traffic via sidewalks and local bus route

AREA INFORMATION

1 Minute

across from the 450,000 SF Frandor Shopping Center

.5 Miles

to Michigan State University with 63,000+ Students and Faculty

10 Minutes

or Less to US-127 and I-496

7 Minutes

to Downtown Lansing

Convenient To

shopping, Restaurants Numerous Apartments, 2 new hotels, and 2 major highways

Near

new mixed-use developments Red Cedar, SkyVue and future ROECO



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	96,668	181,733	318,444
Average HH Income	\$64,986	\$70,745	\$81,266

TRAFFIC COUNTS - VPD

Clippert St.	8,457
Howard St.	11,557
US-127	63,166



JOIN the FUTURE of LANSING RETAIL



SITE
305 N CLIPPERT ST

**Downtown
East Lansing**

**MICHIGAN STATE
UNIVERSITY**

MICHIGAN AVENUE

CLIPPERT ST



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W Saginaw St

E Saginaw St

E Saginaw St

SKY VUE

RED CEDAR

AC
HOTELS
MARRIOTT

HYATT
house



WHY GREATER LANSING?

Lansing is more famously home to Michigan State University, a premier public research university with over 50,000 students. The 6-Time Football National Champions play at Spartan Stadium, which holds 75,000 fans, and the 2-Time NCAA Basketball Champions play at the Breslin Center, which holds 15,000 fans. MSU is one of the nation's premier land-grant universities, with one of the top agricultural programs in the world. The MSU Pavilion is a 100,000 SF exhibition venue, hosting over 100 events for agriculture and livestock education yearly.



51,316

Total Number
of Students



12,000+

MSU Employees



541,297

Greater Lansing
Population



4.8M

Annual Visitors

LARGEST EMPLOYERS



EVENT VENUES

SPARTAN STADIUM – CAPACITY: 75,000

Annual Attendance: 500,000

BRESLIN CENTER – CAPACITY: 15,000

Annual Number of Events: 250

WHARTON CENTER – CAPACITY: 3,000

Annual Number of Events: 1,000

JACKSON FIELD – CAPACITY: 10,000

Annual Number of Events: 70