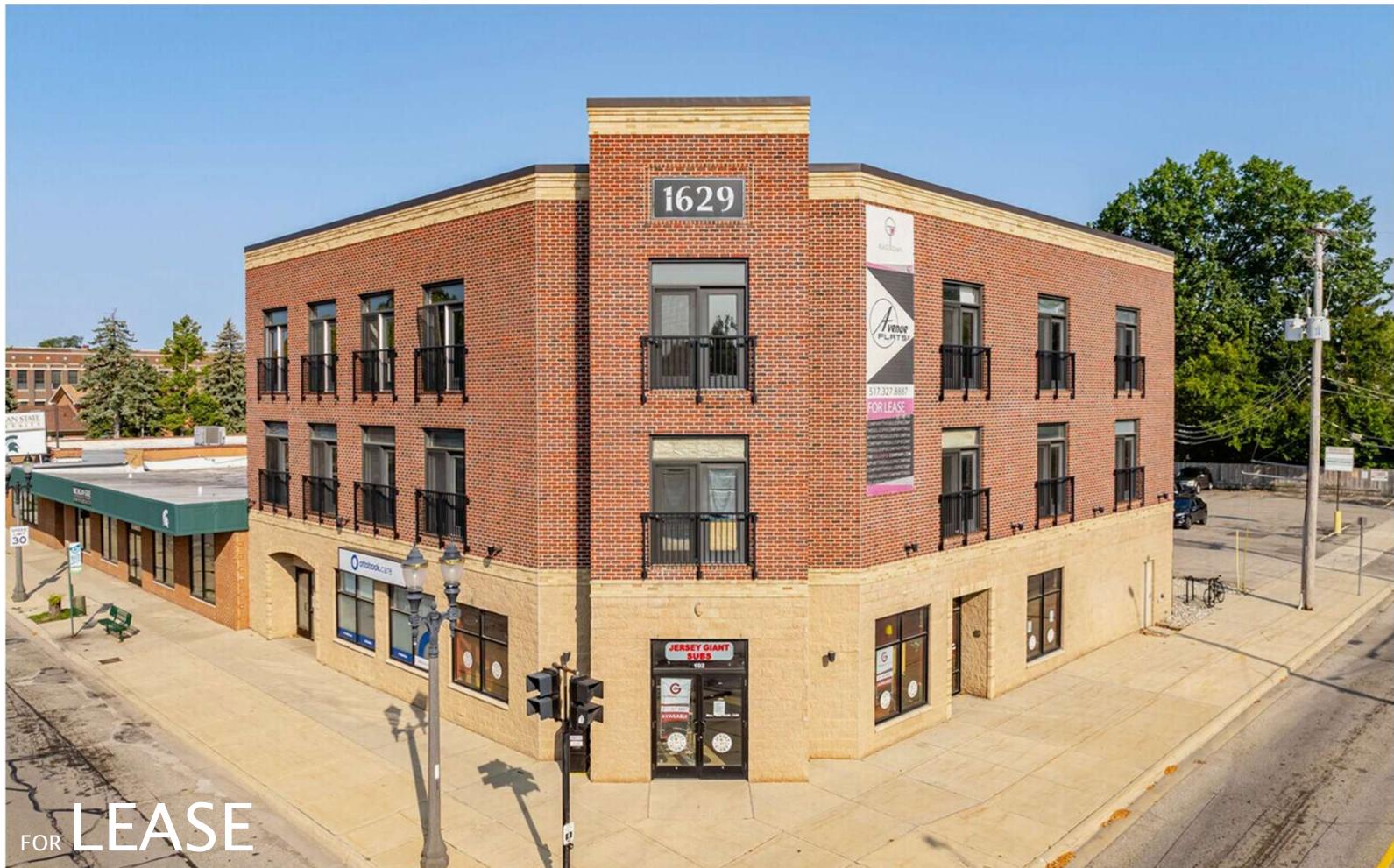


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1629 E Michigan Ave



City

Lansing

Location

Corner of E Michigan Ave &
Marshall St

Space Type

Retail/Food Service

OVERVIEW

This prime corner 1,455-square-foot commercial space offers a rare turnkey opportunity in a high-traffic location, formerly operating as a successful sub shop. The space is fully built out as standard retail and features a large built-out kitchen ready for your equipment, making it ideal for a quick-service restaurant, café, specialty food concept, or retail user seeking immediate occupancy.

With 12' finished ceilings, excellent condition throughout, and a highly visible corner presence, the layout is both functional and flexible, supporting a wide range of uses. Situated at the busy intersection of Marshall Street and East Michigan Avenue, the location captures strong vehicle and pedestrian traffic, providing excellent exposure for any business.

This is a compelling opportunity for an operator looking to minimize upfront build-out costs while securing a location that drives consistent traffic and activity.

Street parking and rear lot parking are available.

Lease Rate
\$16.50/SF NNN

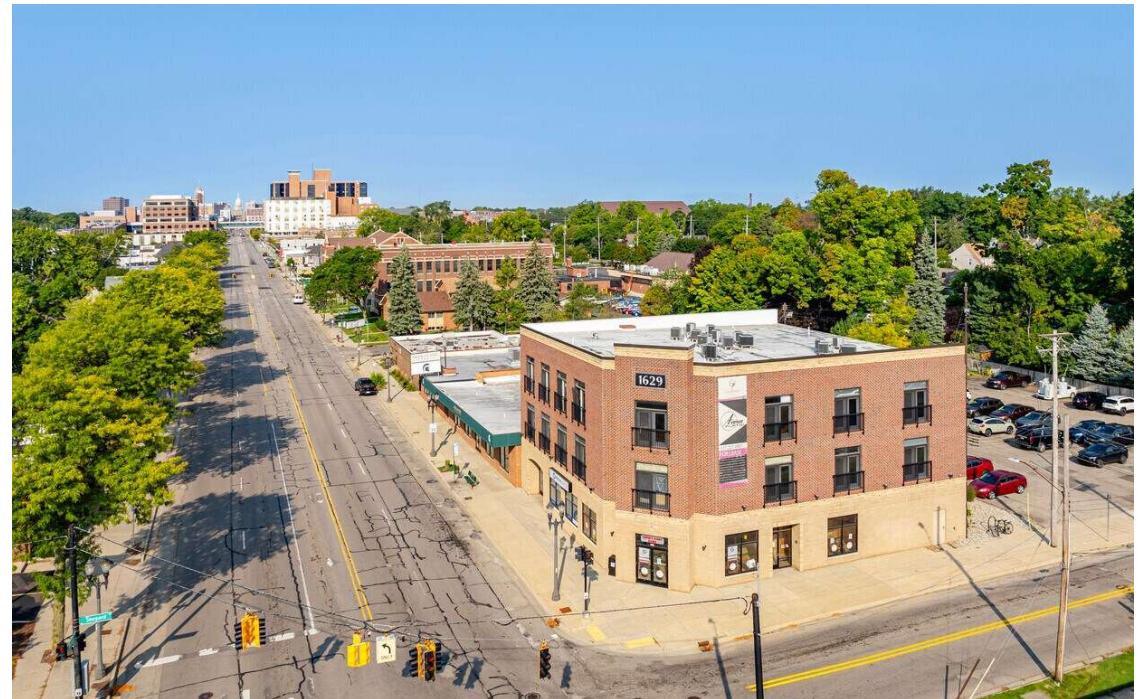
Size
1,455 SF



1629 E Michigan Ave - LANSING

FEATURES

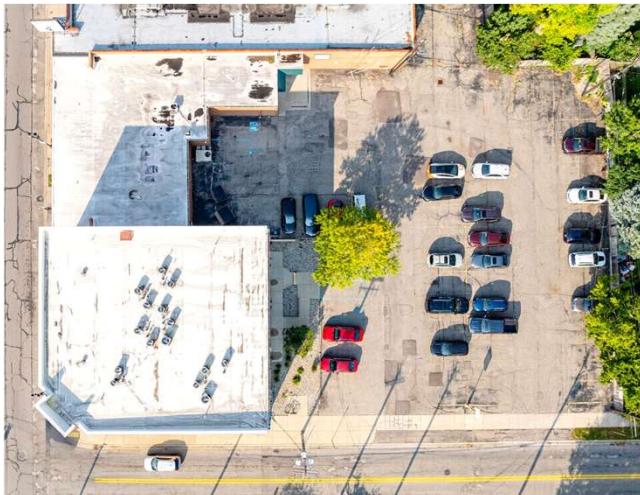
Available Space:	1,455 SF Ground-Floor Corner Storefront
Type:	Retail/ Food Service
Rent:	\$16.50/SF
Lease:	NNN
Parking:	On-Site & Street
Restrooms:	2



The Gillespie Company

1629 E Michigan Ave, Ste 103
Lansing, MI 48912

1629 E Michigan Ave - LANSING



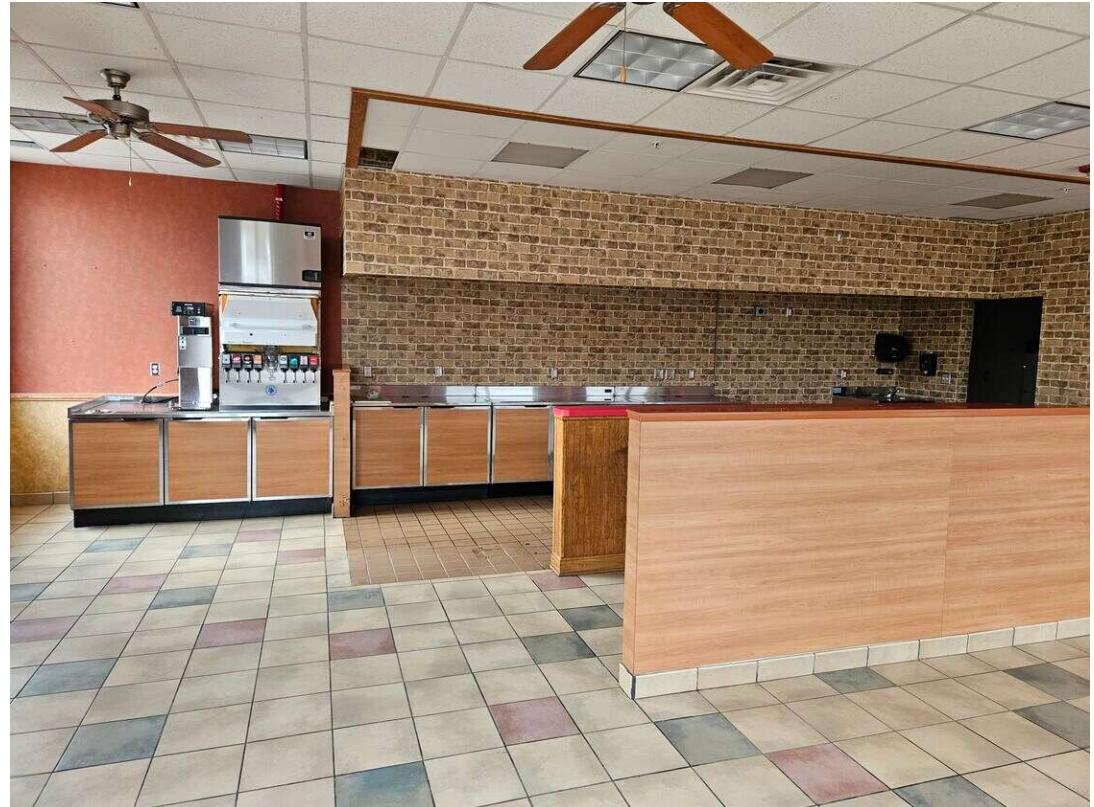
CORNER GROUND FLOOR STOREFRONT ON EAST MICHIGAN AVE, PERFECTLY LOCATED FOR A FOOD SERVICE BUSINESS NEAR UM SPARROW HOSPITAL, WITH ON-SITE AND STREET PARKING.



The Gillespie Company

1629 E Michigan Ave, Ste 103
Lansing, MI 48912

1629 E Michigan Ave - LANSING



MOVE-IN READY GROUND FLOOR RETAIL: KITCHEN SET UP FOR YOUR EQUIPMENT, A LARGE DINING AREA, AND A COUNTER FOR EASY CUSTOMER SERVICE.



The Gillespie Company

1629 E Michigan Ave, Ste 103
Lansing, MI 48912

EASY TO GET TO. EASY TO BE AT.

- **CATA Transit:** Directly served by CATA bus routes, providing reliable and accessible public transportation.
- **Walkable & Bikeable:** An exceptionally pedestrian- and bike-friendly location, making daily access easy for employees, customers, and visitors.
- **Regional Connectivity:** Just 6 minutes from Amtrak and 11 minutes from Capital Region International Airport, offering seamless connections for clients and employees.



Walk Score
83



Bike Score
78



EL Amtrack (Rail)
2.1 mi (6 min)



Capital Region Airport
5.4 mi (11 min)

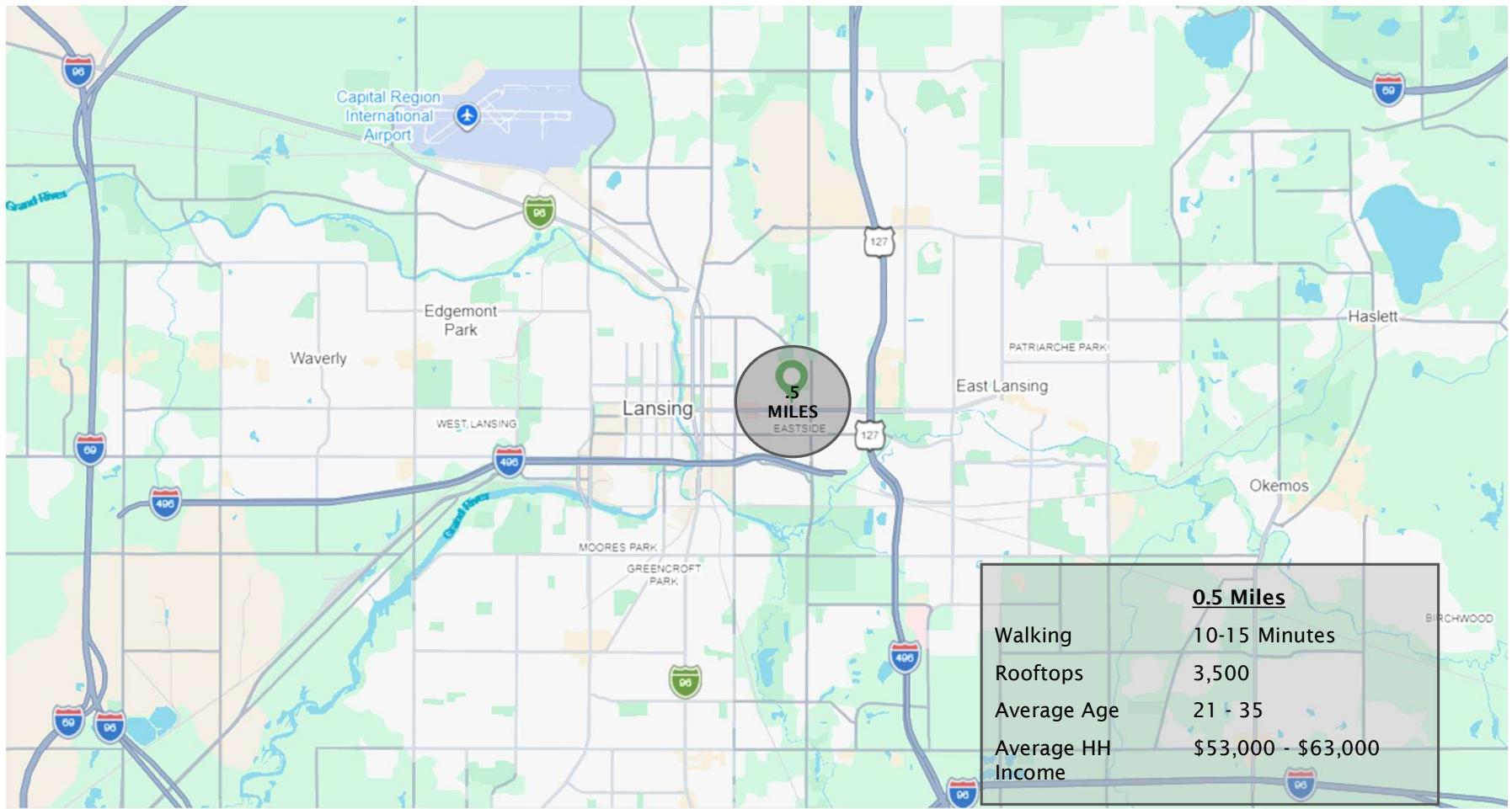
1629 E Michigan Ave - LANSING

LANSING

The Eastside Neighborhood is home to approximately 17,500 residents within the Greater Lansing area, which has a total population of 464,000. Michigan State University plays a significant role in the local community, with 11,000 employees and 20,000 student residents in the area. Major employers include the State of Michigan (13,000 employees), MSU (11,000 employees), Sparrow and McLaren hospitals, and Auto-Owners Insurance. The area also attracts roughly 6 million visitors annually, reflecting its importance as a hub for business, education, and regional activity.



1629 E Michigan Ave - LANSING



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Lansing, MI 48912

Data pulled from Census Tract 44.92

1629 E Michigan Ave - LANSING

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