

ACROSS FROM FRANDOR SHOPPING CENTER  
IN PRIME LOCATION



**FOR LEASE**  
305 N. Clippert  
Lansing, MI

**AVAILABLE SPACE:**  
Up to 21,435 SF



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## Up to 21,435 SF Retail Space

Prominent retail/restaurant space soon to be available in professionally managed **30,000 SF** building across from Frandor Shopping Center

### LEASE RATE:

**\$22.00**

PSF/YR NNN

## PROPERTY INFORMATION



SIZE: Up to 21,435 SF  
Can be divided



PARKING:  
Free Door Step



Easy customer access via  
2 sets of double doors



Excellent Signage  
Opportunities



Potential for billboard  
signage, visible from  
US-127



Available  
6/30/25

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## 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 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, Old Bag of Nails Pub, McDonalds 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







## WHY 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



Blue Cross  
Blue Shield  
of Michigan



MICHIGAN STATE  
UNIVERSITY

## 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