

FOR LEASE



205 E Grand River Ave, East Lansing, MI
3,214 SF of Retail Space Available



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3,214 SF of Retail Space Available

PROPERTY HIGHLIGHTS



3,214 SF High Traffic Retail



Surrounding Users Include: Target, HopCat, Kroger, Fresh Thyme, T.J. Maxx, and HomeGoods.



Mixed-Use Development at Abbott Road and Grand River Avenue



Directly Across From Michigan State University

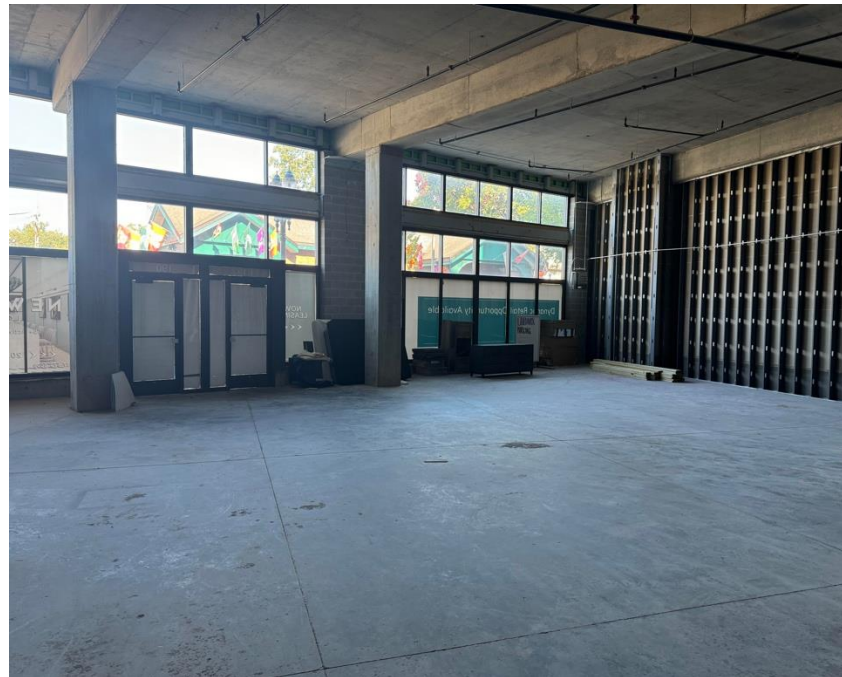
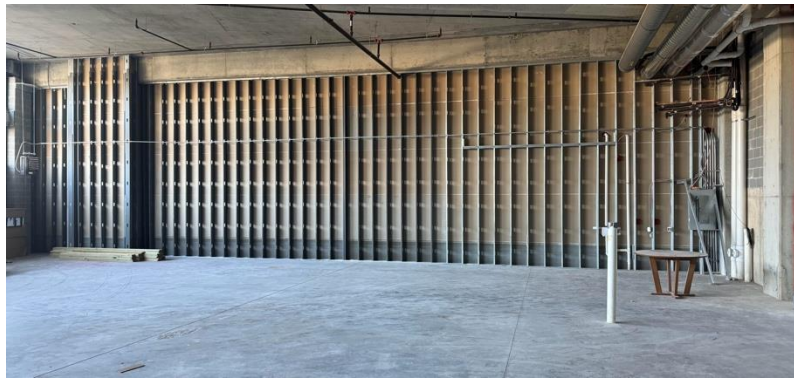


High Foot Traffic: Averages 175,800 daily visitors



Convenient Parking with New 600-Space Parking Structure Directly Accessible From Albert Street.





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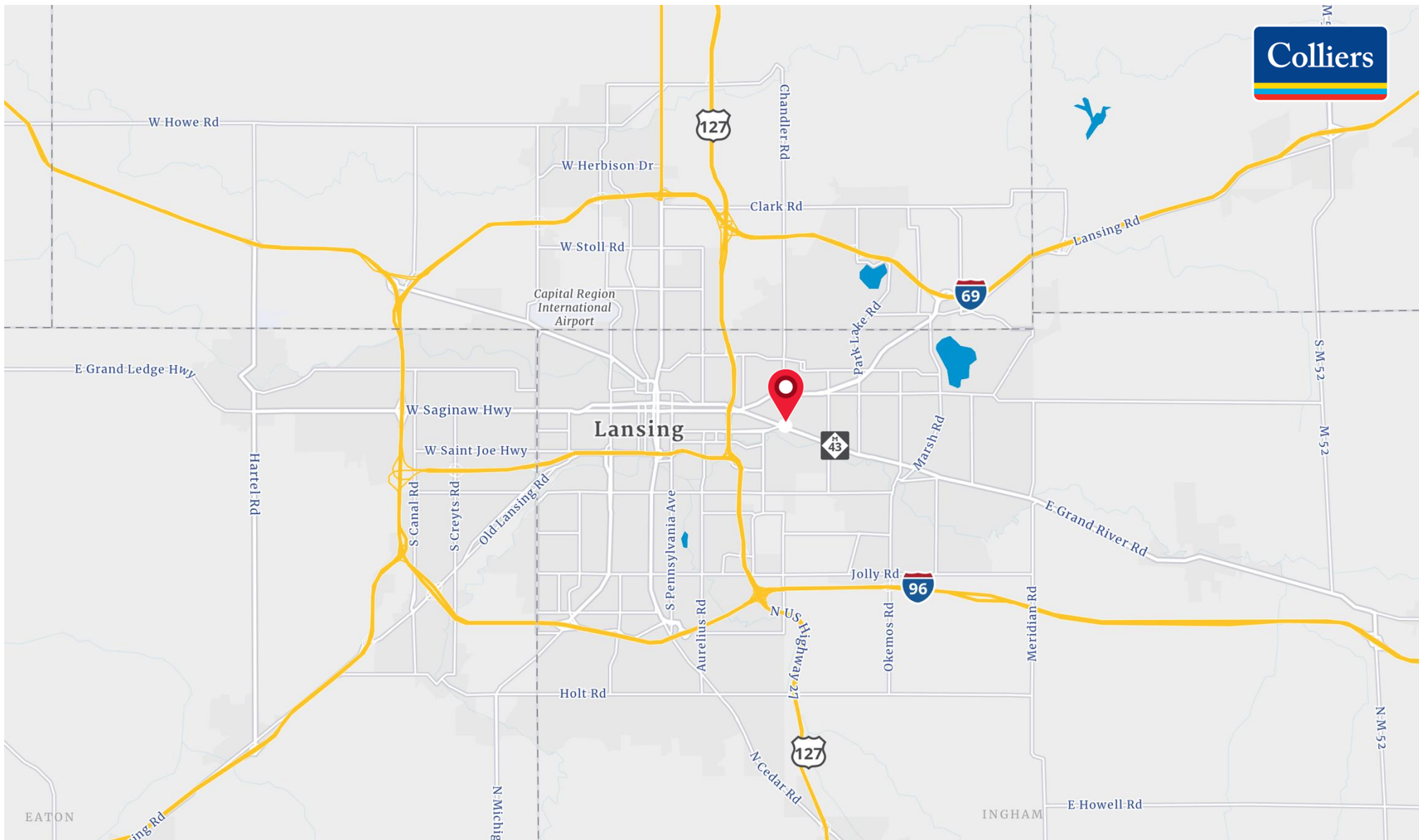
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Endcap Suite – 3,214 SF



FLOOR PLAN

3,214 SF of Retail Space Available



LOCATION MAP

3,214 SF of Retail Space Available



MICHIGAN STATE
UNIVERSITY

MERCHANT MAP

3,214 SF of Retail Space Available

AVAILABLE SUITE

Retail Space Available

Suite	Space Available (SF)	Lease Rate (\$/SF)	Occupancy
Endcap Suite	3,214 SF	\$32.00/SF (NNN) CAM Expenses: \$10.59/SF	85%

LOCATION HIGHLIGHTS

- High Foot Traffic: Averages 5,860 Daily Walk-By Visitors
- The Landmark Averages 2,000,000 Annual Visitors.
- Peak Hours: 4:00 PM- 1:00AM.
- Strong University Connection: 73.1% of Visitors Originate From Michigan State University, Providing a Captive Audience of Potential Customers.

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DEMOGRAPHICS

3,214 SF of Retail Space Available



Household & Population Characteristics



\$332,500
Median Home Value



39.2%
Owner Occupied Housing Units



23
Median Age



50.2%
Female Population

Household & Population



47,634
Current Total Population



15,096
Current Total Households

Income & Households Summary



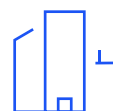
\$45,595
Median Household Income



\$83,248
Average Household Income



\$28,274
Per Capita Income



1,693
Total Businesses



28,043
Total Employees



5,249
Total Family Households



2.12
Average Household Size

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.