

MICHIGAN STATE UNIVERSITY

115-119 E Grand River Ave, East Lansing, MI 48823

Presented by
Gordon Realty



Price: \$7,500,000

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Generational opportunity to acquire this fully leased mixed use property. Three retail spaces currently 100% leased to Rally House and Chandler Crossing. Additional income derived from two student apartments, totaling 9 beds, which have not experienced a day of vacancy since they were built new in 2012, and fully leased through the 2026-2027 academic year.

The property delivers exceptional frontage along a heavily traveled Grand River Avenue, a commercial artery serving both the MSU student body (50,000 plus) and a growing local population. Also direct access to the pedestrian path and city parking deck adjacent to the north.

Its B-3 zoning supports a versatile mix of commercial uses, making the site ideal for retailers, restaurants, or experiential concepts seeking to leverage substantial pedestrian traffic.

Multi story redevelopment a potential for future improvement.



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Surrounded by national brands, dining, and service retailers fostering strong synergy and year-round traffic.
Prime location in Downtown East Lansing directly across from Michigan State University's main campus.

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Grand River looking west



Grand River looking east

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Chandler Crossing	-	
Rally House	-	
Student Rental-9 beds	-	

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Property Photos



4 photo



Corner of Abbot and Grand River

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Property Photos



Aerial



Rally House

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Property Photos



Rally House



Chandler Crossing

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Property Photos



Chandler Crossing



Student Rental

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Location

