

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.



Nearby Retailers Include: Target, Walgreens, CVS and 7-Eleven.



In the Heart of Downtown East Lansing Restaurant and Bar District: Within One Block of Harper's, Hopcat, Barrio, Jolly Pumkin, Dublin Square, Field House, Rick's American Café, Dave's Hot Chicken, Potbelly, Noodles & Co. and Others

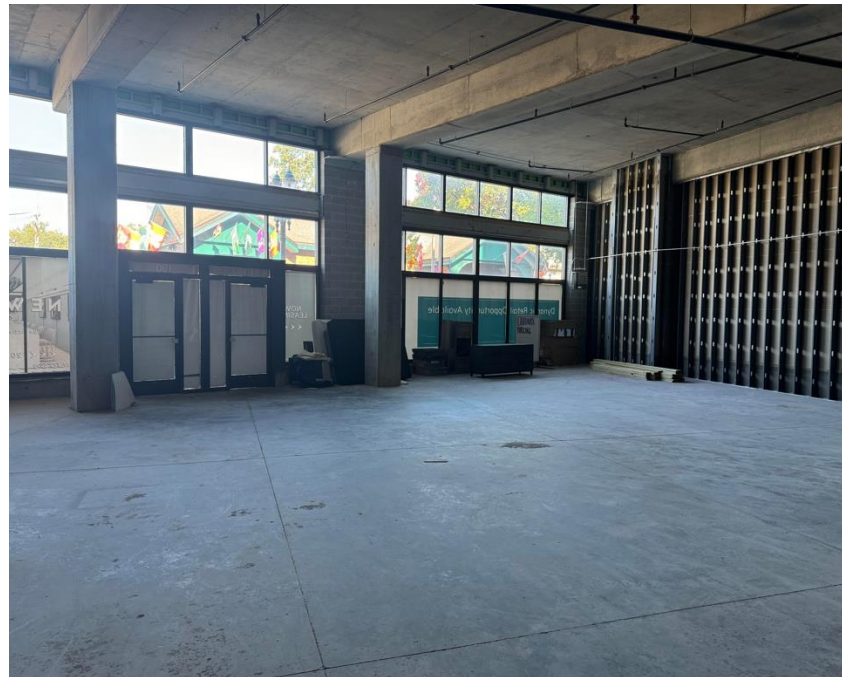


High Foot Traffic: Averages Just Over 103K Daily Visitors, In Addition to the Residents



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





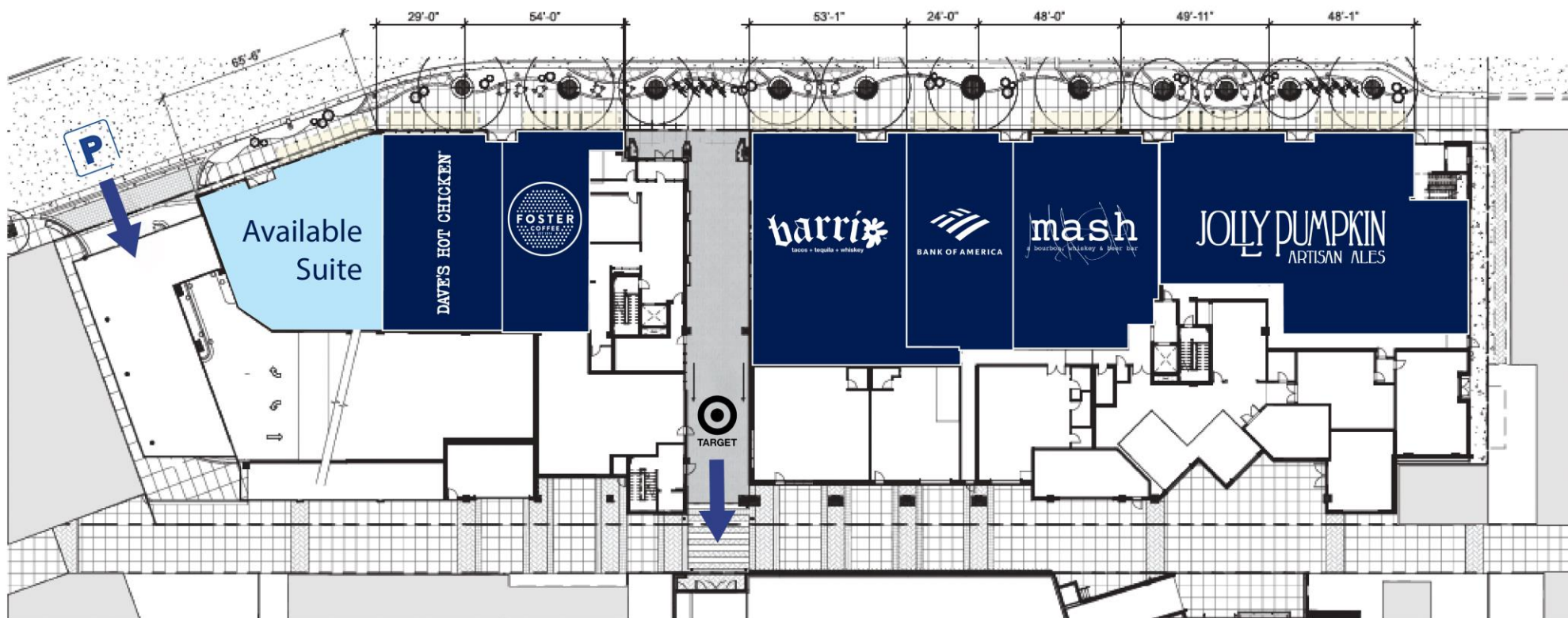
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Endcap Suite – 3,214 SF

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FLOOR PLAN

3,214 SF of Retail Space Available



LOCATION MAP

3,214 SF of Retail Space Available



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

- The East Lansing Averages 2.2 Million (Unique) Visitors in the Last 6 Months.
- MSU has 1.1 Million (Unique) Visitors In That Same Timeframe.
- Peak Hours: 4:00 PM - 1:00 AM.
- Strong University Connection: 73.1% of Visitors Originate From Michigan State University, Providing a Captive Audience of Potential Customers.



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



76,800
Total
Population



15,096
Current Total
Households

Income & Households Summary



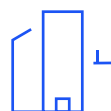
\$45,595
Median
Household
Income



\$83,248
Average
Household
Income



\$28,274
Per Capita
Income



1,693
Total
Businesses



28,043
Total
Employees

Business



5,249
Total Family
Households



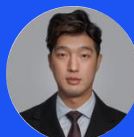
2.12
Average
Household Size

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.