



For Lease

565 E Grand River Ave
East Lansing, MI 48823

PRIME LOCATION

- Downtown East Lansing at Grand River Avenue & Bailey Street
- Directly across from MSU and the Eli & Edythe Broad Art Museum
- High exposure and heavy foot traffic



Accelerating success.

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Property Highlights

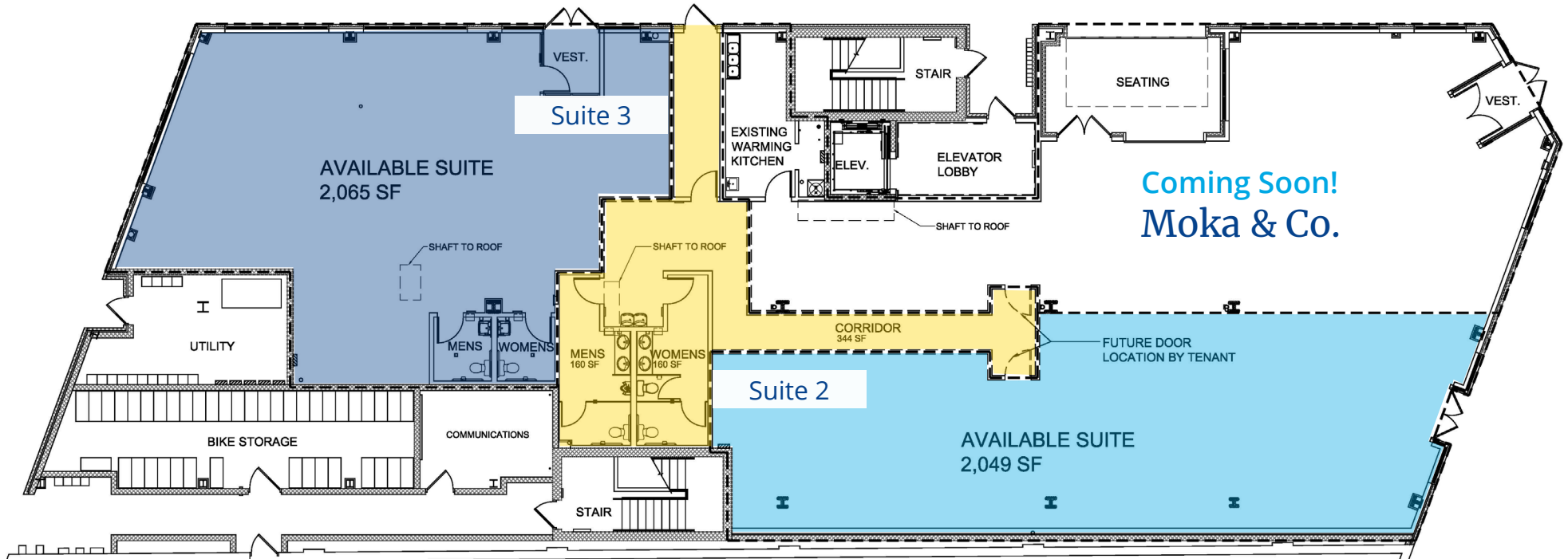
- › First floor retail space in 5-Story, mixed-use building
- › Directly across from Michigan State University Campus with 50,000+ students, faculty and staff
- › 12' exposed ceilings
- › Glass overhead door to indoor/outdoor patio area on Bailey Street
- › Multiple entryways
- › Adjacent to Bailey St parking lot & across from Bailey St parking garage
- › Built in 2017
- › City of East Lansing
- › Minimum 5 year lease term
- › 24,037 VPD (Grand River Avenue)

Suite	Leasable SF	Usable SF	\$/SF
2*	2,347	2,049	\$32.00
3	2,065	2,065	\$28.00

includes common area restroom & corridor

Lease Rate | \$28.00-\$32.00/SF
NNN | \$5.75/SF

Floor Plan



Demographics



2022 Population

(1 Mile) 28,334
(3 Mile) 84,970
(5 Mile) 168,894



Avg Income

(1 Mile) \$61,062
(5 Mile) \$73,155
(5 Mile) \$74,037



Median Age

(1 Mile) 21.6
(3 Mile) 24.3
(5 Mile) 29.2



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