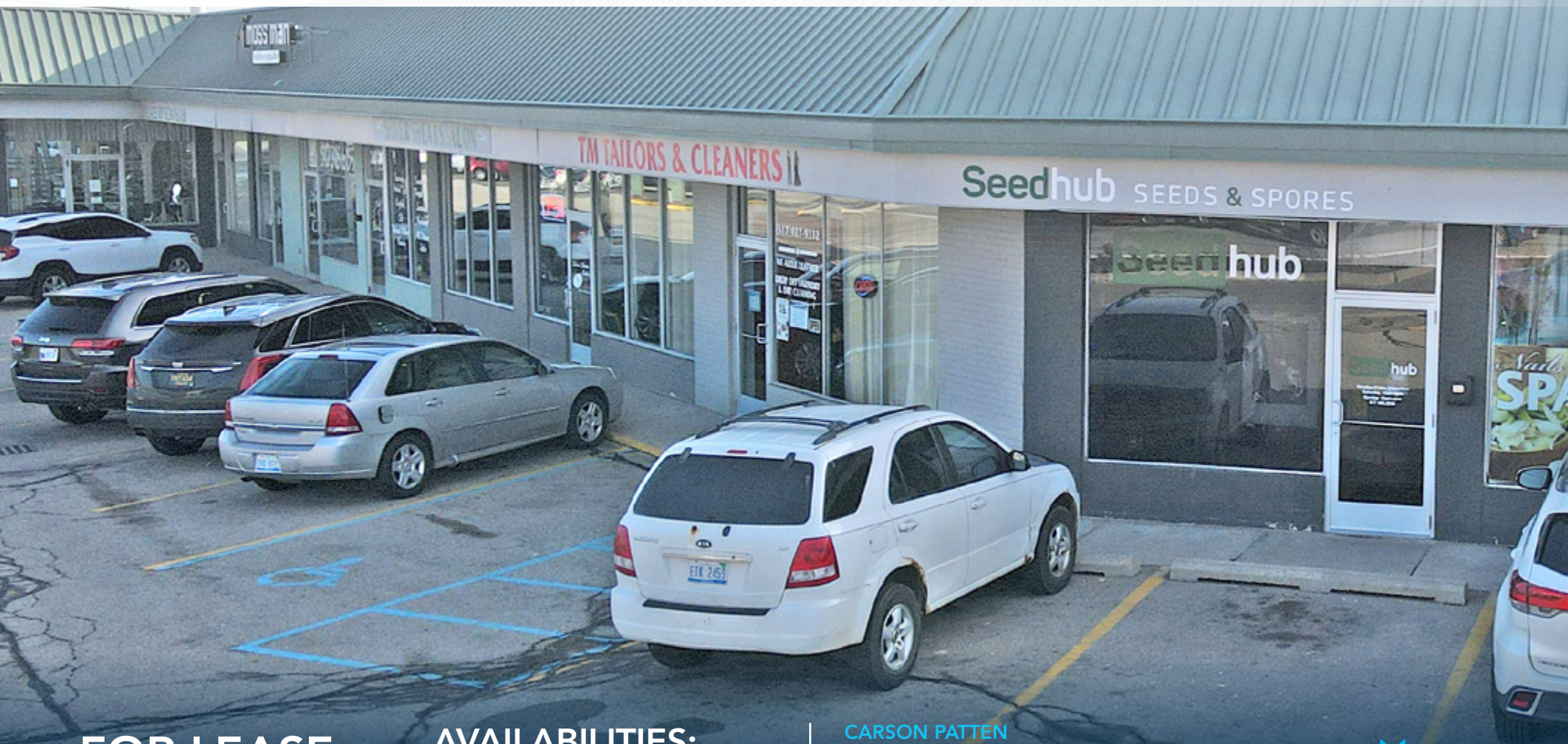


# FRANDOR AREA RETAIL SPACE ACROSS FROM QDOBA IN PRIME LOCATION



**FOR LEASE**  
3000-3030 Vine St.  
Lansing, MI



**AVAILABILITIES:**  
SUITE 3010: 1,583 SF  
SUITE 3022: 414 SF  
SUITE 3024: 770 SF  
SUITE 3032: 667 SF

**CARSON PATTEN**

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# PROPERTY INFORMATION

## Prominent Retail/Restaurant Space in Professionally Managed Shopping Center

This 11,962 SF, well-maintained shopping center is strategically positioned adjacent to Frandor Shopping Center, I-496, and the new Red Cedar Development. Flexible space options, ample parking and a prime setting, makes this space well-suited for a variety of retail uses.

<b>LEASE RATE:</b> <b>\$15.00</b> SF/YR, NNN	<b>AVAILABILITIES:</b>
	SUITE 3010: 1,583 SF
	SUITE 3022: 414 SF
	SUITE 3024: 770 SF
	SUITE 3032: 667 SF



**DIRECT ACCESS:**  
to US-127



**SPACE:**  
1,022 SF



**RETAIL:**  
Inline Space



**PARKING:**  
Free Door Step



**NEARBY RESTAURANTS/RETAILERS:**  
Qdoba, Red Lobster, Panera Bread, Blaze Pizza, Kroger, Staples, Jo-Ann Fabrics, Michaels, World Market, Home Goods, TJ Maxx, Petco, & more.

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## AREA INFORMATION

**0.7 Miles**  
to US-127 & I-496

**1.2 Miles**  
to Michigan State University

**8 Minutes**  
to East Lansing/Lansing  
Downtown Areas

**Walking Distance**  
to Frandor, Ranney Park, numerous  
student housing units and 2 new hotels



## TRAFFIC COUNTS

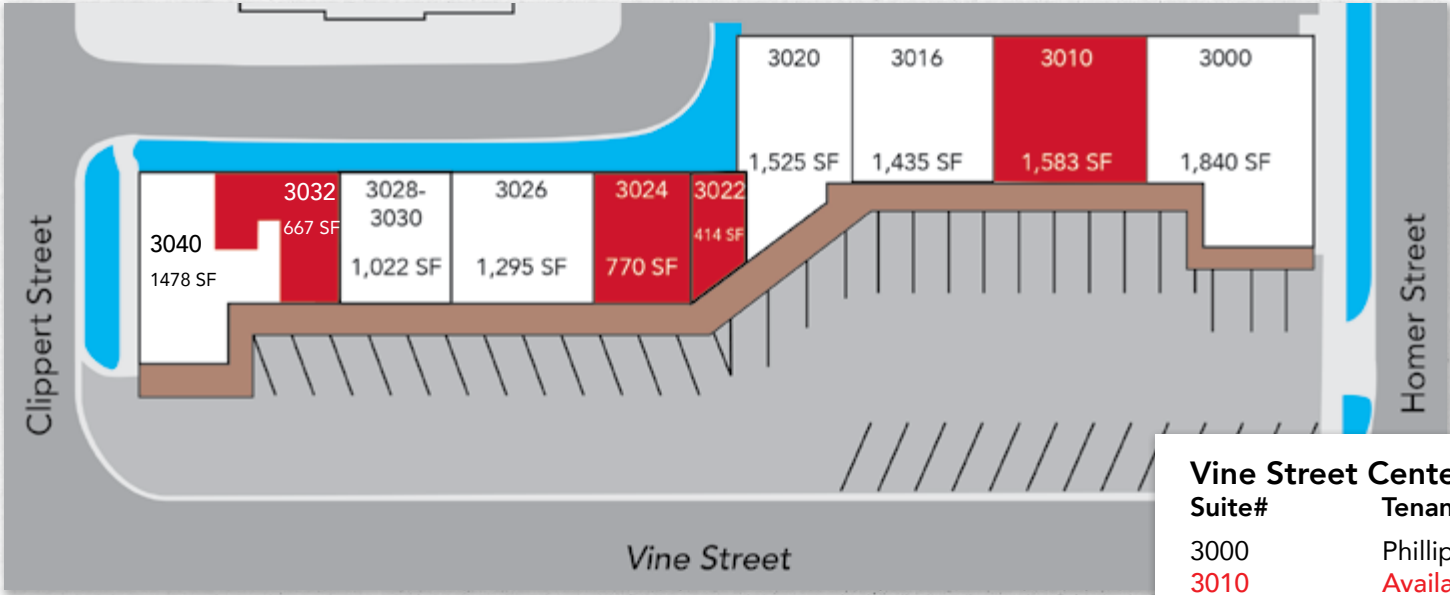
US-127	61,868 VPD
Homer	12,883 VPD
N. Clipper	5,192 VPD

## DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	14,962	102,859	189,179
Average Households	5,774	39,151	76,559
Average HH Income	\$60,687	\$57,243	\$64,123

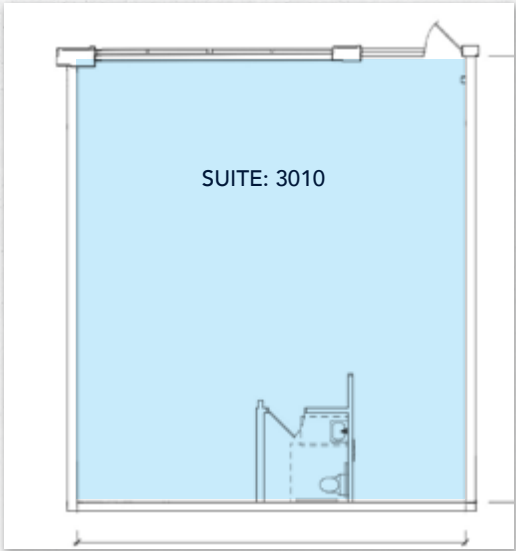
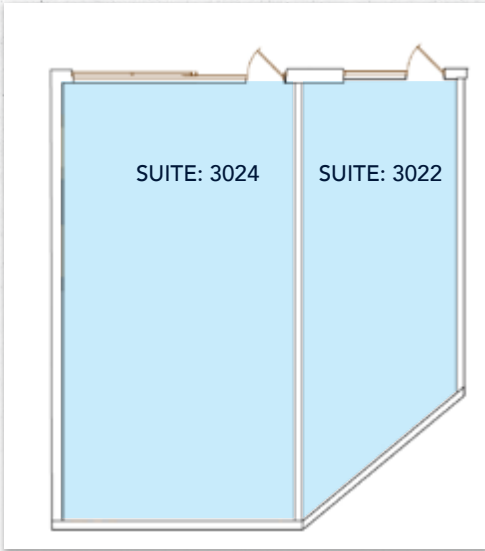
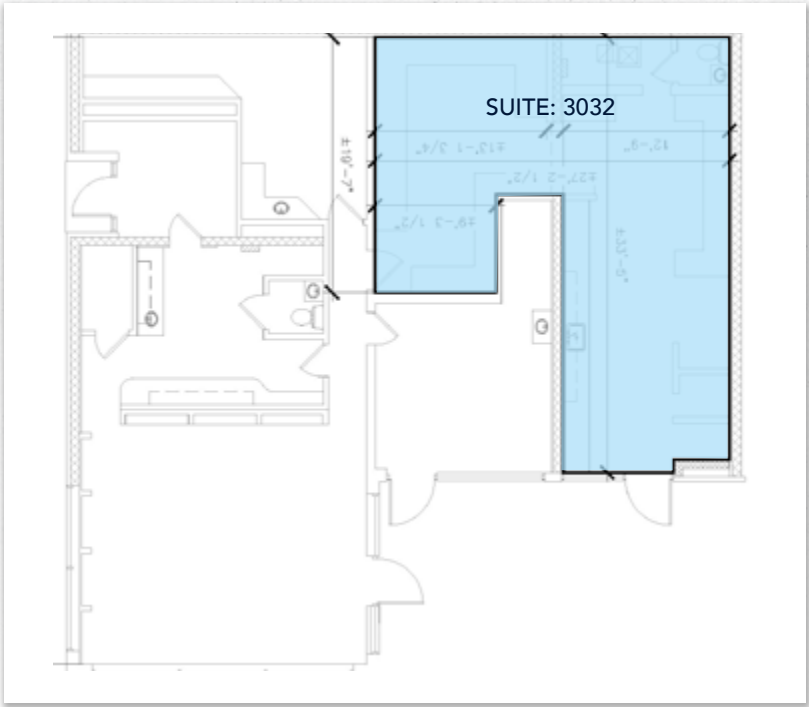


# AVAILABILITY PLAN:



## FLOOR PLAN (SUITE: 3032, 3024/3022 & 3010)

Vine Street Center		
Suite#	Tenant	SF
3000	Phillip Orchards	1,840 SF
3010	Available	1,583 SF
3016	Frantor Barber Shop	1,435
3020	Infinity Nails & Spa	1,525 SF
3022	Available	414 SF
3024	Available	770 SF
3026	Silver Shear Salon	1,295 SF
3028-3030	Moss Man	1,022 SF
3032	Available	667 SF
3040	Wallace Opticians	1478 SF











# JOIN the FUTURE of LANSING RETAIL







## WHY LANSING?

Greater 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



## 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