

637 E Michigan Ave
Lansing, MI 48912



4,027 SF
Available For Lease



\$30.00
Lease Rate/SF



NNN
Lease Type

FORMER BOBCAT BONNIE'S FOR LEASE

Located within the historic former Union Depot train station in downtown Lansing, this former Bobcat Bonnie's restaurant space directly next to Starbucks is available for lease! The property sits just east of the Lansing Lugnuts baseball stadium and this 4,027 SF space includes all the FF&E in place. Other features consist of ample on-site parking, building and pylon signage, exceptional visibility, prime street frontage along E Michigan Ave, and convenient access to I-496 and US-127. The building features flexible interior layouts suitable for a range of restaurant or retail uses. The surrounding area is supported by solid demographics, and is located near the Capitol, Lansing Brewing Company, Capital City Market, Lansing Civic Center, Bowdie's Chophouse, University of Michigan Health-Sparrow Hospital, and numerous hotels and apartments.

Liquor license is available for purchase.

CONTACT

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PROPERTY SNAPSHOT



5,970 SF
Total Building Area



1.82
Acres



1902
Year Built

LEASE SNAPSHOT



4,027 SF
Available For Lease



\$30.00
Lease Rate/SF



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Lease Type

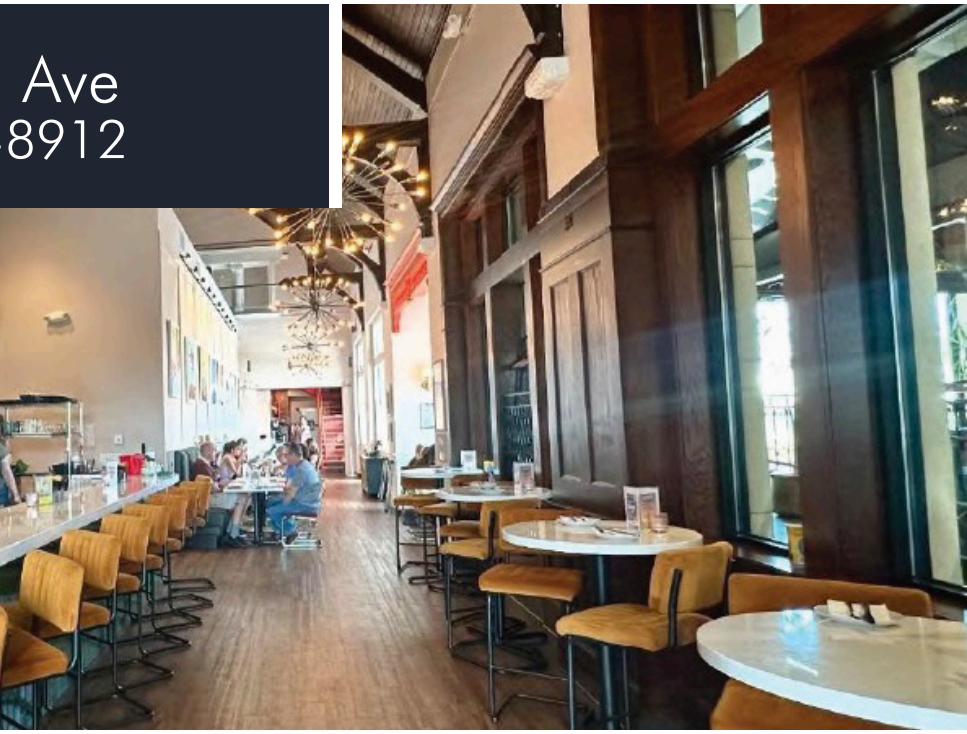
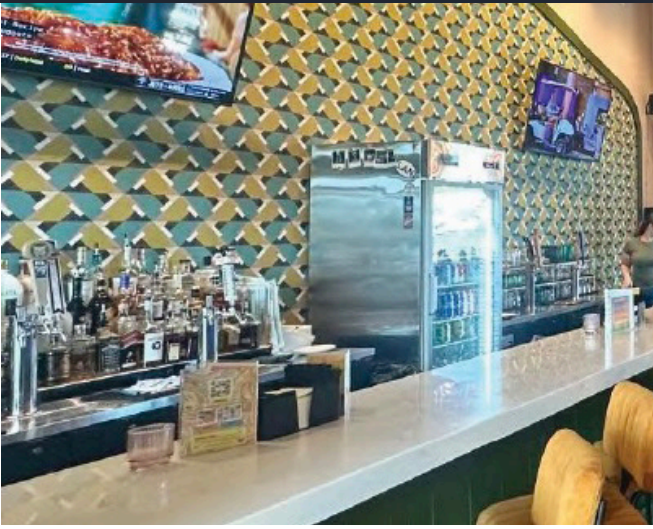
PROPERTY INFORMATION

Total Building Area	5,970 SF
Lot Size	1.82 acres
Parcel Number	33-01-01-16-277-403
Year Built	1902
Year Renovated	2023
Parking Spaces	Approximately 80 spaces
Signage	Pylon/Building
Municipality	City of Lansing
Zoning	DT-3, Urban Core
Co-Tenant(s)	Starbucks

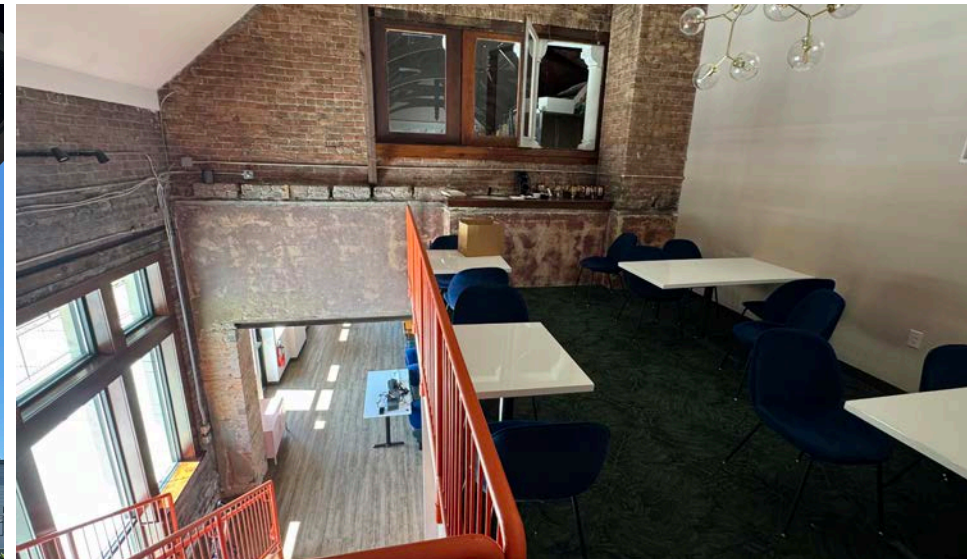
LEASE INFORMATION

Suite	B
Available Area	4,027 SF
Lease Rate/SF	\$30.00
Base Rent/Month	\$10,067.50
NNN Expenses/SF	\$16.39
Total Rent/Month	\$15,567.71
Date Available	Immediately
Lease Type	NNN

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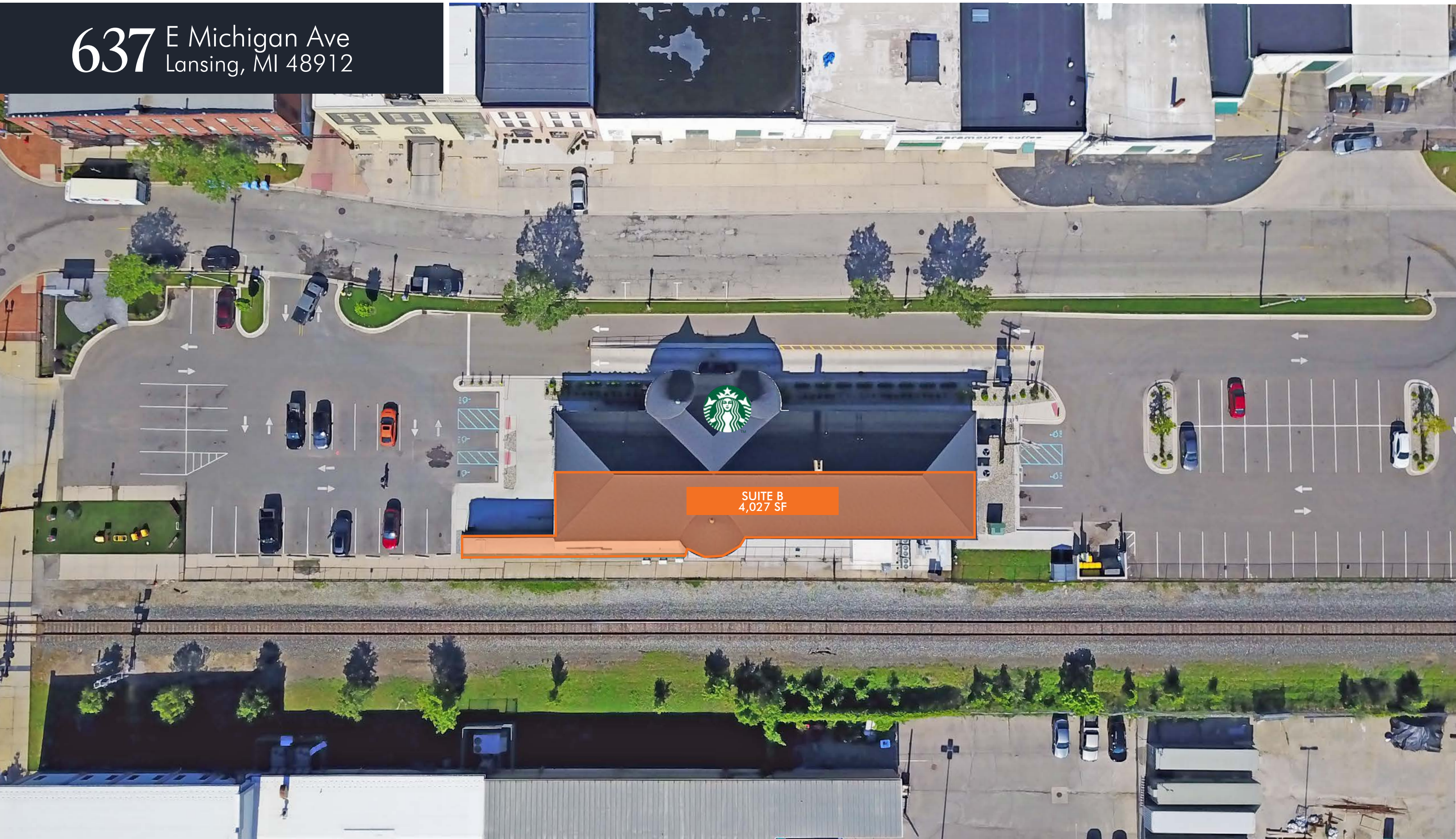




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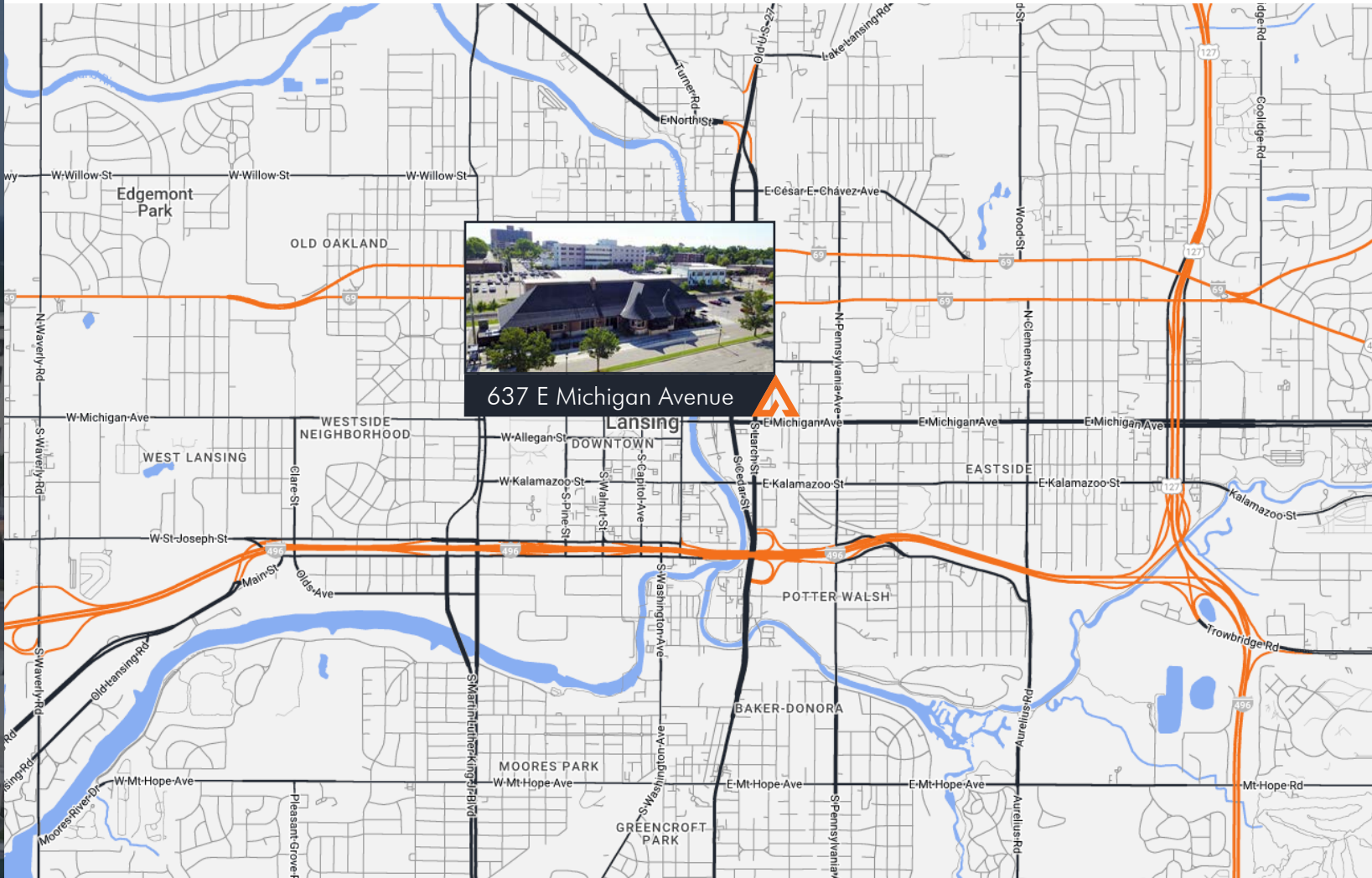
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SITE DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Total Population	12,644	91,773	194,478
 Median Age	34.3	32.2	31.1
 Total Households	6,295	39,310	83,034
 Median Income	\$46,909	\$56,330	\$54,312



PROPERTY MAPPING

PROXIMITY TO

Capital Region International Airport	4 miles
Grand Rapids	68 miles
Detroit	90 miles
Chicago	219 miles
Indianapolis	256 miles



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