

# UNIVERSITY EDGE MIXED-USE DEVELOPMENT

## NEW SPACE ACROSS FROM FRANDOR SHOPPING CENTER



### FOR LEASE

Clippert St. &  
Michigan Ave.  
Lansing, MI

### AVAILABLE SPACE:

Up to 7,077 SF



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## GROUND FLOOR RETAIL/RESTAURANT SPACE IN LANSING'S PREMIER MIXED-USE DEVELOPMENT

Welcome to The Red Cedar, Lansing's largest and most dynamic mixed-use development, offering up to 7,077 SF of highly visible ground-floor commercial space. Flexible floor plans are available, including end-cap and in-line suites, making it ideal for retail, restaurant, or service users. Select restaurant suites feature kitchen venting, patio seating, and liquor license opportunities.

This high-profile development is anchored by:

**University Edge Student Living** (800 beds)

**Gateway Lofts** (180 residential units)

**Red Cedar Lodges** (130-unit luxury senior living)

**AC Marriott & Hyatt Hotels** (recently completed)

Surrounded by natural amenities including walking paths, ponds, fountains, and an outdoor amphitheater, the site offers a vibrant environment for businesses and visitors alike. Located on Michigan Avenue, the property enjoys direct access to Michigan State University just to the east, and is conveniently positioned between downtown Lansing and East Lansing—each less than 8 minutes away.

Directly across from Frandor Shopping Center and bordered by the Red Cedar River to the south, this location offers exceptional foot traffic, connectivity, and visibility in one of the region's most exciting destinations.

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**LEASE RATE:**

**\$20-25.00**

PSF/YR NNN

Includes aggressive tenant improvement allowance

FLOOR PLANS



PROPERTY FEATURES

|                                                                                     |                                           |                                                                                     |                                                           |                                                                                       |                                          |
|-------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------|
|  | <b>SPACE AVAILABLE:</b><br>Up to 7,077 SF |  | <b>RESTAURANT:</b><br>Suites with venting & patio seating |  | <b>CONVENIENT:</b><br>Surface parking    |
|  | <b>ACCESS:</b><br>Easy ingress/egress     |  | <b>PROMINENT:</b><br>Building signage                     |  | <b>LOCATION:</b><br>Near MSU and Frandor |



## SURROUNDING AREA

Three points of ingress/egress from Michigan Ave. and Clippert St.

Walking distance to Michigan State University.

High density student housing with 800 beds on site, with numerous complexes nearby.

Centrally located with immediate access to US-127 and I-496.

Across from Frandor Shopping Center home to popular eateries Panera Bread, Qdoba, Jet's Pizza, Olga's Kitchen, Red Lobster, Blaze Pizza, Taco Bell, Wendy's, Arby's, Penn Station, McDonalds and more

Near new and successful mixed-use developments SkyVue, Midtown Lansing Apartments and adjacent ROECO development site (former Sears).



AREA INFORMATION

1 Minute  
across from the 450,000 SF Frandor Shopping Center

<0.5 Miles  
to Michigan State University with 63,000+ Students and Faculty

<0.5 Miles  
or Less to US-127 and I-496

9 Minutes  
to Downtown Lansing

Convenient To  
shopping, restaurants numerous apartments, 2 major highways

DEMOGRAPHICS

| Proximity         | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------|----------|----------|----------|
| Population        | 96,668   | 181,733  | 318,444  |
| Average HH Income | \$64,986 | \$70,745 | \$81,266 |

TRAFFIC COUNTS - VPD

|              |        |
|--------------|--------|
| Clippert St. | 8,457  |
| Howard St.   | 11,557 |
| US-127       | 63,166 |

## WHY GREATER LANSING?

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



Blue Cross  
Blue Shield  
of Michigan



MICHIGAN STATE  
UNIVERSITY

## 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