



## Retail For Lease

**Property Name:** Stonehouse Village V  
**Location:** 551 - 555 E. Grand River Avenue  
**City, State:** East Lansing, MI  
**Cross Streets:** Michigan Avenue  
**County:** Ingham  
**Zoning:** B3  
**Year Built:** 1949

<b>Total Building Sq. Ft.:</b>	8,883	<b>Property Type:</b>	Street Retail
<b>Available Sq. Ft.:</b>	5,510	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	2,410	<b>Total Acreage:</b>	0.50
<b>Max Cont. Sq. Ft.:</b>	3,100	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	12'	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	Brick	<b>Power:</b>	200 Amps
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Building
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	Good	<b>Delivery Area:</b>	N/A

Population:	Median HH Income:	Traffic:	Yr:	Count:	
<b>1 Mile:</b> 18,752	<b>1 Mile:</b> \$48,657		Yr: 2024	Count: 28,916	Grand River Ave. NW of Bailey St. 2-Way
<b>3 Miles:</b> 79,483	<b>3 Miles:</b> \$68,952		Yr: 2024	Count: 28,981	Grand River Ave. SE of Bailey St. 2-Way
<b>5 Miles:</b> 144,499	<b>5 Miles:</b> \$70,607		Yr: 2024	Count: 23,347	Michigan Ave. S. of Grand River Ave. 2-Way
			Yr: 2024	Count: 3,153	Bailey St. N. of Grand River Ave. 2-Way

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$24.00	<b>Improvement Allowance:</b>	Negotiable
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	
<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	Yes	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	20-02-18-170-002	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Former Moosejaw and current Poke Fresh Restaurant with limited FF&E includes hold system in downtown East Lansing directly across from MSU main campus at Collingwood entrance. Surrounded by several national retailers along a busy Grand River Avenue corridor. Excellent for retail, medical, office, services or food.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
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