


SIGNATURE ASSOCIATES
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# Retail For Lease

**Property Name:** Stonehouse Village V
**Location:** 553 - 555 E. Grand River Avenue, Unit: #553
**City, State:** East Lansing, MI
**Cross Streets:** Michigan Avenue
**County:** Ingham
**Zoning:** B3
**Year Built:** 1949

| | | | |
|---|---|---|---|
| **Total Building Sq. Ft.:** | 8,883 | **Property Type:** | Street Retail |
| **Available Sq. Ft.:** | 2,290 | **Bldg. Dimensions:** | N/A |
| **Min Cont. Sq. Ft.:** | 2,290 | **Total Acreage:** | 0.50 |
| **Max Cont. Sq. Ft.:** | 2,290 | **Land Dimensions:** | N/A |
| **Ceiling Height:** | 12' | **Parking:** | Ample |
| **Overhead Door(s) / Height:** | 0 | **Curb Cuts:** | N/A |
| **Exterior Construction:** | Brick | **Power:** | 200 Amps |
| **Structural System:** | N/A | **Restrooms:** | Yes |
| **Heating:** | Yes | **Sprinklers:** | Yes |
| **Air-Conditioning:** | Yes | **Signage:** | Building |
| **Basement:** | No | **Roof:** | Flat |
| **Number of Stories:** | 1 | **Floors:** | N/A |
| **Condition:** | Good | **Delivery Area:** | N/A |

| **Population:** | | **Median HH Income:** | | **Traffic:** | | | | |
|---|---|---|---|---|---|---|---|---|
| **1 Mile:** | 28,249 | **1 Mile:** | $51,504 | **Yr:** | 2025 | **Count:** | 25,284 | Grand River Ave. NW of Bailey St. 2-Way |
| **3 Miles:** | 86,442 | **3 Miles:** | $63,622 | **Yr:** | 2025 | **Count:** | 25,069 | Grand River Ave. SE of Bailey St. 2-Way |
| **5 Miles:** | 171,852 | **5 Miles:** | $68,559 | **Yr:** | 2025 | **Count:** | 17,625 | Michigan Ave. S. of Grand River Ave. 2-Way |
| | | | | **Yr:** | 2025 | **Count:** | 1,930 | Bailey St. N. of Grand River Ave. 2-Way |

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

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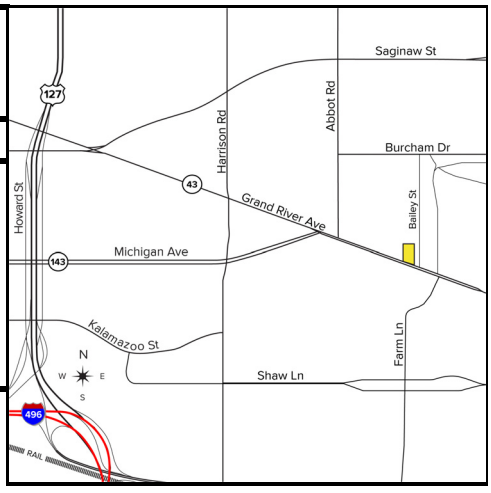
|---|---|---|---|
| **Lease Rate:** | $22.00 | **Improvement Allowance:** | Negotiable |
| **Lease Type:** | NNN | **Options:** | N/A |
| **Monthly Rate:** | N/A | **Taxes:** | |
| **Lease Term:** | 5 Year(s) | **TD:** | N/A |
| **Security Deposit:** | Yes | **Assessor #:** | N/A |
| **Parcel #:** | 20-02-18-170-002 | **Date Available:** | Immediately |

| **Utilities** | | | |
|---|---|---|---|
| **Sanitary Sewer:** | Yes | **Electric:** | Yes |
| **Storm Sewer:** | Yes | **Gas:** | Yes |
| | | **Water:** | Yes |

**Tenant Responsibilities:** N/A

**Comments:** Current D.P. Dough Restaurant with limited FF&E in downtown East Lansing, directly across from MSU main campus at Collingwood entrance. Surrounded by several national retailers along a busy Grand River corridor. Excellent for retail, medical, office, services or food.




**Broker:** **SIGNATURE** ASSOCIATES

**Agent(s):**
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.