



Retail For Lease

Property Name: Stonehouse Village V
Location: 553 - 555 E. Grand River Avenue
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.:	5,390	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,290	Total Acreage:	0.50
Max Cont. Sq. Ft.:	3,100	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:	Yr: 2025	Count:	25,284	Grand River Ave. NW of Bailey St. 2-Way
1 Mile: 28,249	1 Mile: \$51,504		Yr: 2025	Count: 25,069		Grand River Ave. SE of Bailey St. 2-Way
3 Miles: 86,442	3 Miles: \$63,622		Yr: 2025	Count: 17,625		Michigan Ave. S. of Grand River Ave. 2-Way
5 Miles: 171,852	5 Miles: \$68,559		Yr: 2025	Count: 1,930		Bailey St. N. of Grand River Ave. 2-Way

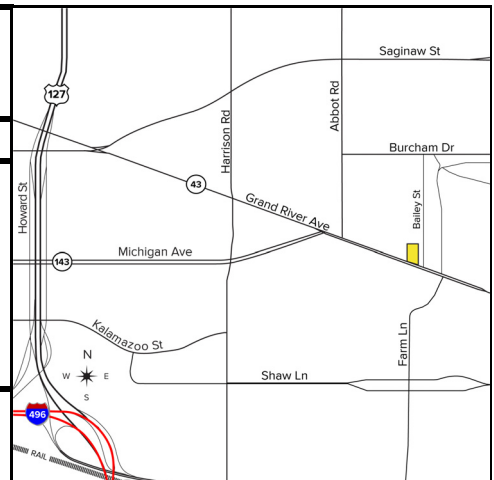
Current Tenant(s): N/A **Major Tenants:** N/A

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	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Former Moosejaw and 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):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com