# RETAIL SPACE WITH PROMINENT MICHIGAN AVENUE FRONTAGE

## ONE MILE FROM MSU, BETWEEN FRANDOR/US-127 AND DOWNTOWN

# FOR LEASE

2400-2404 E. Michigan Ave.
Lansing, MI

**AVAILABLE:**
**1,440 SF**

SITE SOURCE
RETAIL BROKER NETWORK


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## ESTABLISHED STOREFRONT WITH CONVENIENT PARKING

This 1,440 SF storefront offers an outstanding opportunity for retailers, service providers, and neighborhood-focused businesses seeking a highly visible location along one of the Lansing area's primary commercial corridors.

Positioned on a hard corner at a signalized intersection and anchored by established co-tenants **Quality Dairy and Stop 1 Insurance,** the property benefits from strong daily traffic counts, convenient parking, multiple access points, and excellent connectivity to **Downtown Lansing, East Lansing, Michigan State University, US-127, I-496, Frandor Shopping Center,** and the growing **UM Health-Sparrow** medical campus.

Its strategic location, established customer base, and prominent visibility make this an attractive leasing opportunity for businesses looking to grow their presence in a dynamic and well-traveled market.

## LEASE RATE:

$13.50

PSF/YR, Modified Gross

## PROPERTY FEATURES

**SIZE:**
1,440 SF

**LAYOUT:**
Flexible for a Variety of Users

**LOCATION:**
Near US-127, MSU & Downtown

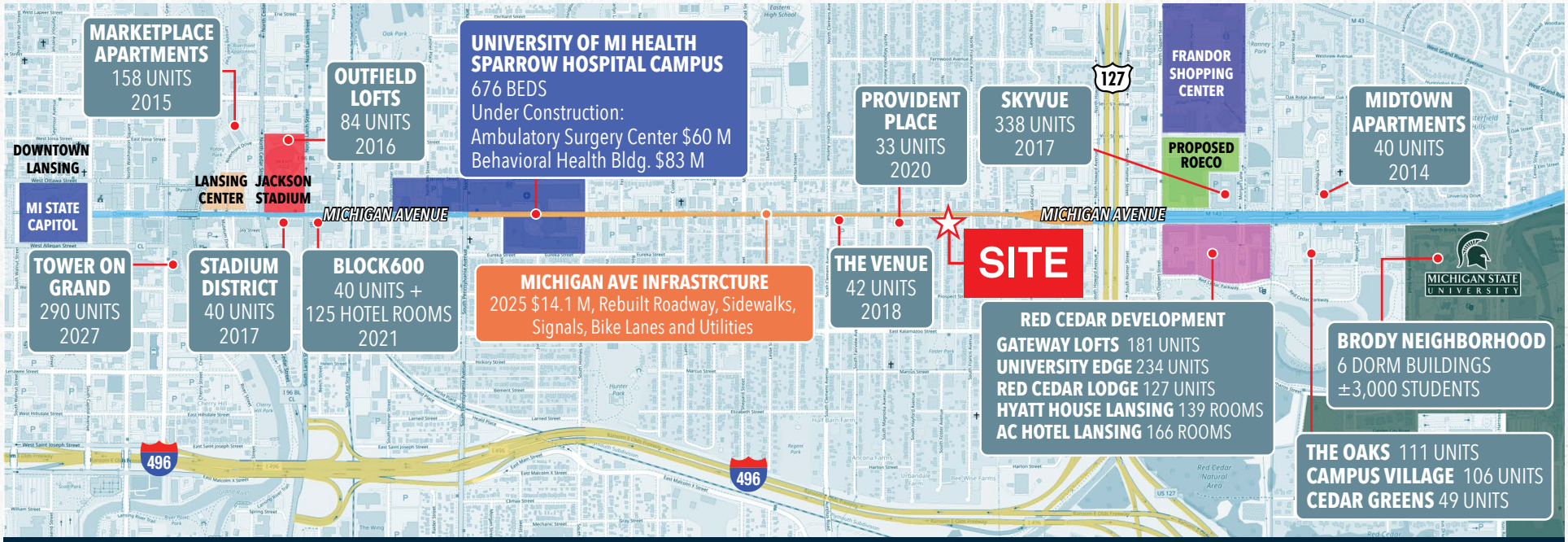
**SIGNAGE:**
Prominent Building Opportunity

# GALLERY

SITE
Stop 1 Insurance
Quality Dairy Co.
QD
Quality Dairy

DOWNTOWN LANSING
UNIVERSITY OF MI HEALTH
SPARROW HOSPITAL
SITE
FOSTER AVE.
MICHIGAN AVE

# MICHIGAN AVENUE CORRIDOR CONNECTING PEOPLE • PLACES • OPPORTUNITY




| DWNT. LANSING | MULTI-FAMILY | MEDICAL | REDEVELOPMENT | FRANDOR | SITE | MSU |
|---|---|---|---|---|---|---|
| STATE CAPITOL & BUSINESS | ENTERTAINMENT DISTRICT | UM SPARROW CAMPUS | HOUSING/NFRASTRUCTURE | REGIONAL POWER CENTER | STRATEGIC LOCATION | 52,000 STUDENTS |

## SURROUNDED BY TRANSFORMATIONAL INVESTMENT

Michigan Avenue serves as the primary east-west connection between Downtown Lansing, University of Michigan Health-Sparrow campus, Frandor Shopping Center, East Lansing and Michigan State University – a dynamic corridor anchored by major institutions and thriving neighborhoods.

The Michigan Avenue corridor continues to attract significant public and private investment, creating a stronger, more connected and vibrant Greater Lansing.

# AREA INFORMATION

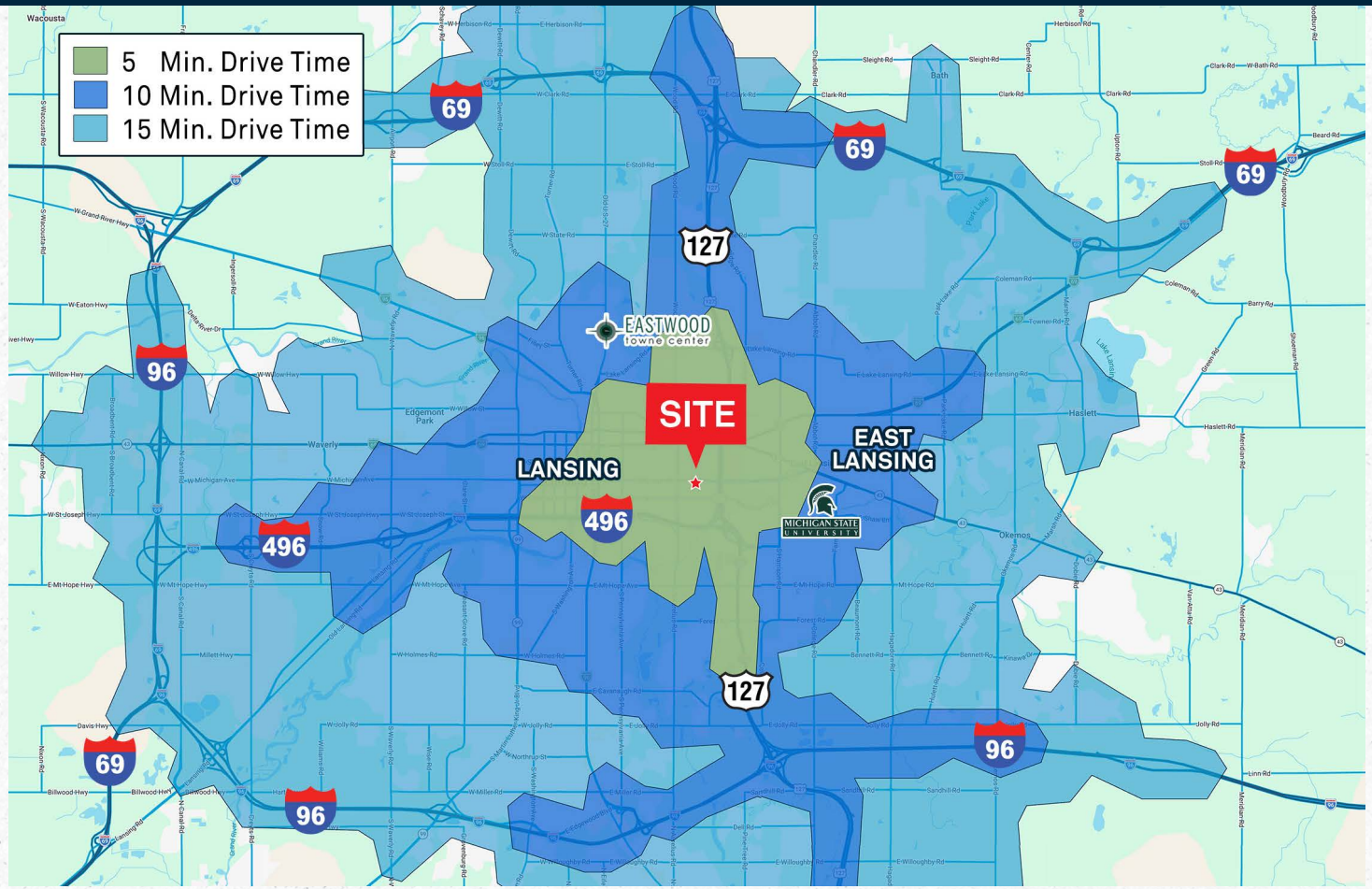
## 0.7 Miles
to Frandor Shopping Center & US-127

## 1 Miles
to Michigan State University, downtown East Lansing

## 1 Miles
to U of M Health - Sparrow Hospital Campus

## 1.9 Miles
to MI State Capitol and Downtown Lansing

## Near
dense mix of restaurants, retailers, neighborhood businesses, and services.




## DEMOGRAPHICS

| Proximity | 1-Mile | 3-Miles | 5-Miles |
|---|---|---|---|
| Population | 13,939 | 102,469 | 191,791 |
| Households | 6,879 | 40,321 | 80,660 |
| Average HH Income | $67,637 | $78,337 | $83,932 |

## TRAFFIC COUNTS - VPD

| | |
|---|---|
| Michigan Ave. | 13,824 |
| US-127 | 63,637 |

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Brokerage Services | Property Management | Construction Services | Investment Services | Corporate Services

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