

TURNKEY RESTAURANT OPPORTUNITY

SUBLEASE ACROSS FROM FRANDOR, NEAR US-127



FOR SUBLEASE

3214 E Michigan Ave Suite B,
Lansing, MI 48823

AVAILABLE:
2,777 SF



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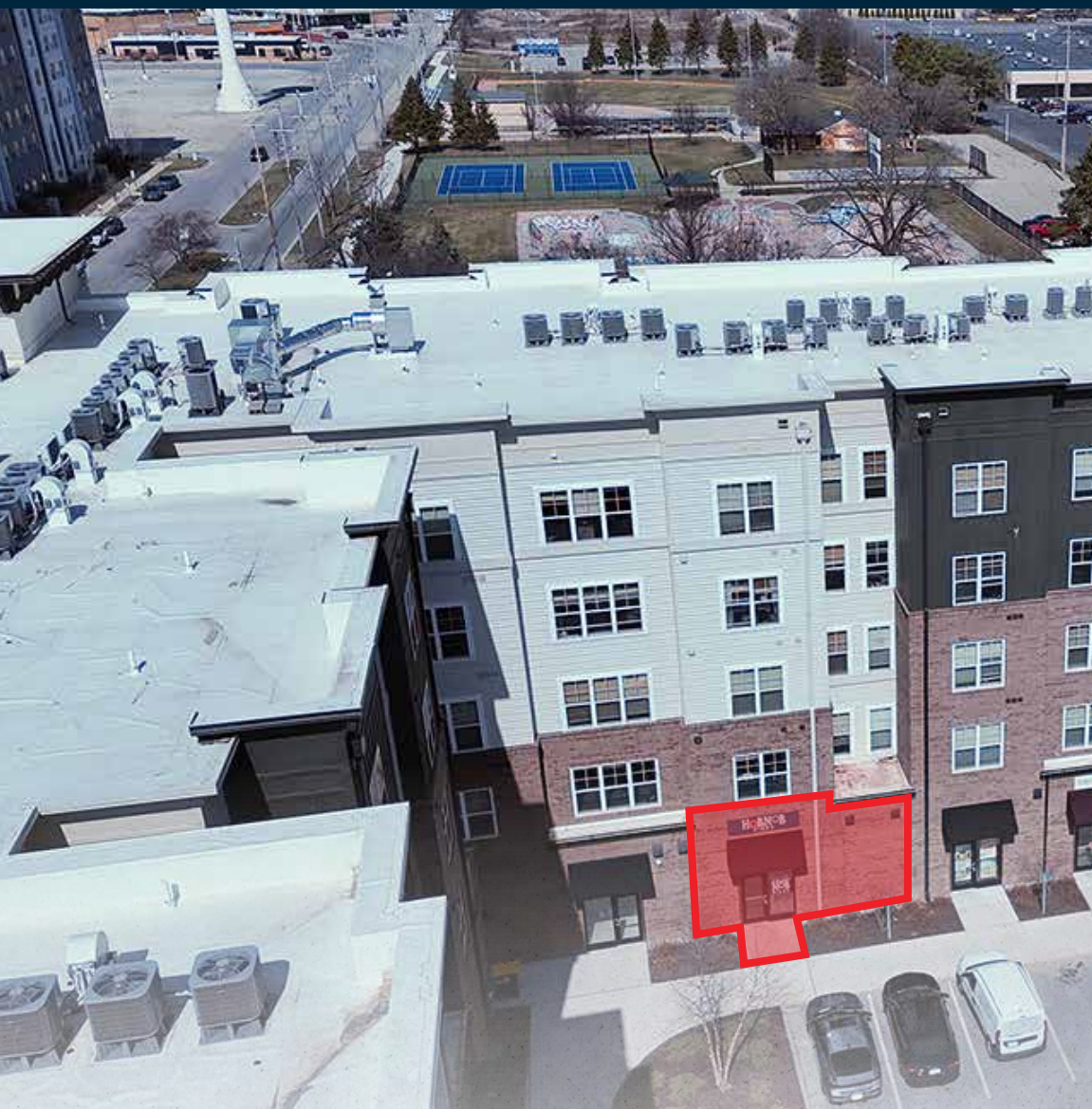
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**GROUND FLOOR RETAIL/RESTAURANT
SPACE IN LANSING'S PREMIER MIXED-USE
DEVELOPMENT**

Welcome to The Red Cedar, Lansing's largest and most dynamic mixed-use development, 2,777 SF of restaurant space available, which can be combined to provide up to 7,077 SF. Flexible floor plans are available, 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 (280 units)

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.

**SUBLEASE
RATE:**

\$20.00
PSF, NNN

FLOOR PLAN



PROPERTY FEATURES



FULL KITCHEN BUILD-OUT:

Grease Interceptor,
Ventilation/Hood System,
Restrooms, Two Walk-Ins



SIGNAGE:

Front and Back of
Building



PARKING:

Paved Spaces
Around Building



HIGH VISIBILITY:

Along High-Traffic
Corridor



MOVE-IN READY:

Ideal for Quick
Turnaround



OFFICE:

Managers Office

GALLERY



HOST/ORDERING STAND



INDOOR BOOTH AND OUTDOOR SEATING AVAILABLE



HOOD AND VENTILATION SYSTEM



WALK-IN COOLER AND FREEZER

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AREA INFORMATION

5 Minutes
to Michigan State University

<10 Minutes
to Downtown Lansing and State Capitol

<3 Minutes
to Frandor Shopping Center

11 Minutes
to Lansing Community College Main Campus

Located Along
the MSU-CATA Transit Bus Route



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	20,739	99,307	186,567
Average Households	6,580	39,037	77,820
Average Household Income	\$86,263	\$75,487	\$83,906