



Retail For Sale or Lease

Property Name:

Location: 1234 E. Grand River Avenue
City, State: East Lansing, MI
Cross Streets: Hagdorn Road
County: Ingham
Zoning: EV
Year Built: 1971 (Retrofit: 2021)

Total Building Sq. Ft.:	7,614	Property Type:	Retail Pad
Available Sq. Ft.:	7,614	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	7,614	Total Acreage:	0.70
Max Cont. Sq. Ft.:	7,614	Land Dimensions:	N/A
Ceiling Height:	10'	Parking:	17
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Package H & C	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Building
Basement:	No	Roof:	Flat
Number of Stories:	2	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 33,169	Grand River Ave. E. of Hagadorn Rd. 2-Way
1 Mile: 20,343	1 Mile: \$47,305		Yr: 2025	Count: 29,885	Grand River Ave. W. of Hagadorn Rd. 2-Way
3 Miles: 82,207	3 Miles: \$66,746		Yr: 2025	Count: 21,250	Hagadorn Rd. N. of Grand River Ave. 2-Way
5 Miles: 159,155	5 Miles: \$69,035		Yr: 2025	Count: 29,736	Hagadorn Rd. S. of Grand River Ave. 2-Way
Current Tenant(s): N/A			Major Tenants: N/A		

Lease Rate:	\$40.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$36,352.08 (2024/25)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	33-20-02-18-426-007
Sale Price:	\$2,800,000 (\$367.74/sqft)	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric:	No
Sanitary Sewer:	Gas:	No
Storm Sewer:	Water:	No

Tenant Responsibilities:	N/A
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Comments: Newly renovated turn-key dispensary. Premium location on Michigan State Campus with ample parking. Great opportunity for office or medical user.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeff Higgins, (248) 359-0650, jhiggins@signatureassociates.com
 Richard Pifer, (248) 799-3158, rpifer@signatureassociates.com

