

# MOVE-IN-READY CAFÉ BUILD OUT

## INTERSECTION OF EAST LANSING, OKEMOS, AND HASLETT



**FOR LEASE**  
3320 E. Lake Lansing Rd.,  
East Lansing, MI

**AVAILABLE:**  
1,800 SF



**SAMANTHA LE**  
Senior Associate, Retail Advisor  
Direct: 517 319-9279  
samantha.le@martincommercial.com

**CARSON PATTEN**  
Vice President, Retail Advisor  
Direct: 517 319-9230  
carson.patten@martincommercial.com

  
**Martin**  
1111 Michigan Ave., Ste 300  
East Lansing, MI 48823  
[martincommercial.com](http://martincommercial.com)

**MOVE-IN-READY CAFÉ BUILD OUT**  
**3320 E. Lake Lansing Rd., East Lansing, MI**



## MOVE-IN READY CAFÉ SPACE IN HIGH-TRAFFIC CORRIDOR

Now available at 3320 E. Lake Lansing Road, this 1,800 SF move-in-ready café space is fully built out and ready for immediate occupancy. The turnkey layout is well suited for a coffee shop, play place, or fast-casual concept. Ideally located near Eastwood Towne Center and at the crossroads of East Lansing, Haslett, and Okemos, the space benefits from strong visibility, convenient access, and a steady flow of traffic. Surrounded by a densely populated area with nearby retail, office, and residential uses, this location offers an excellent opportunity for an operator looking to open quickly in a highly active and established market.

**LEASE RATE:**  
**\$12.50**  
PSF/YR, NNN

## PROPERTY FEATURES



**BUILD-OUT:**  
Full Café Build-out,  
Move-In Ready



**SIGNAGE:**  
Building



**PARKING:**  
Paved Spaces



**COVERED DOOR:**  
Brick Extension  
Covering Entry



**LOCATION:**  
Near Numerous  
Apartments and  
Homes

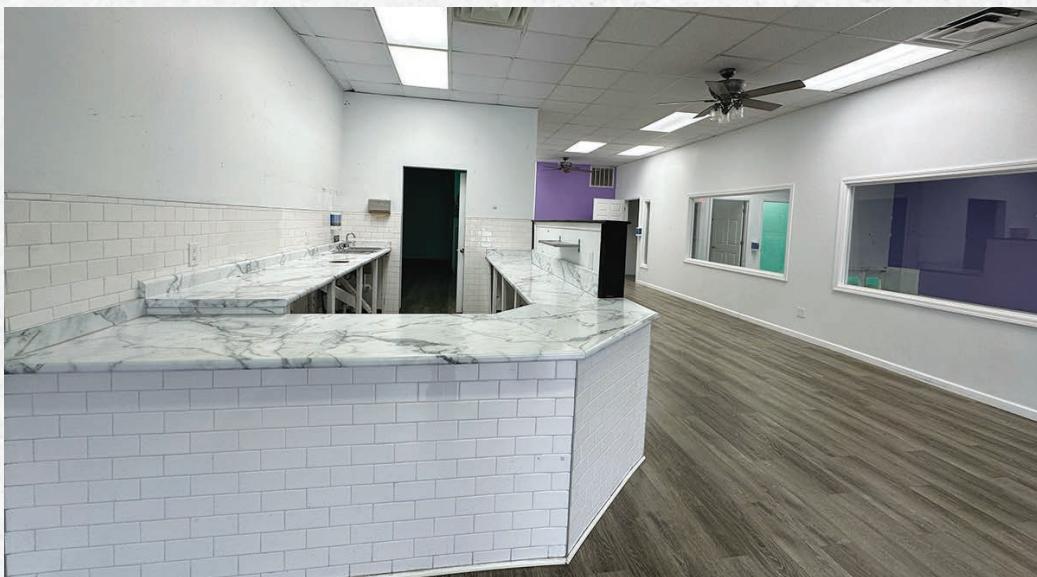
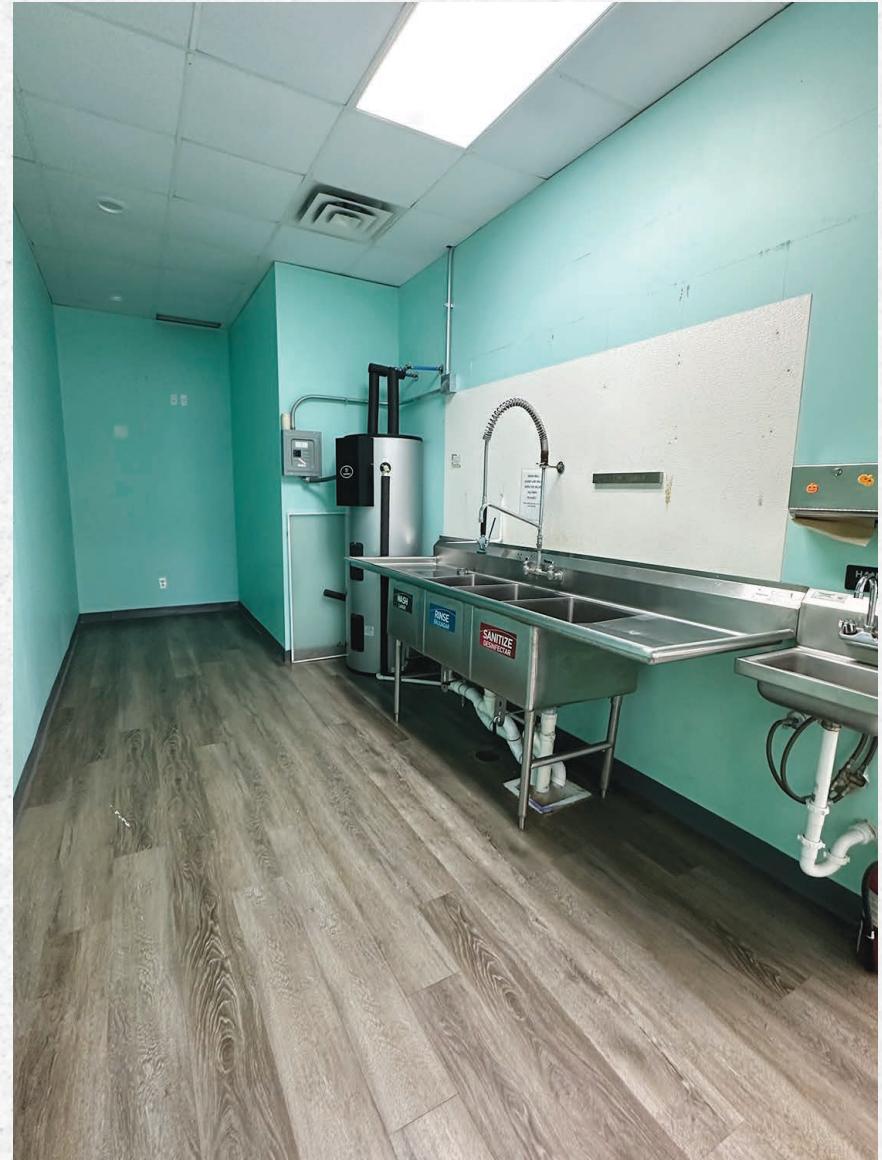


**FINISHES:**  
Modern Finishes &  
Large Windows

MOVE-IN-READY CAFÉ BUILD OUT  
3320 E. Lake Lansing Rd., East Lansing, MI



## GALLERY



# MOVE-IN-READY CAFÉ BUILD OUT

## 3320 E. Lake Lansing Rd., East Lansing, MI



## AREA INFORMATION

### <2 Miles

to US-127 and Eastwood Towne Center

### <3 Miles

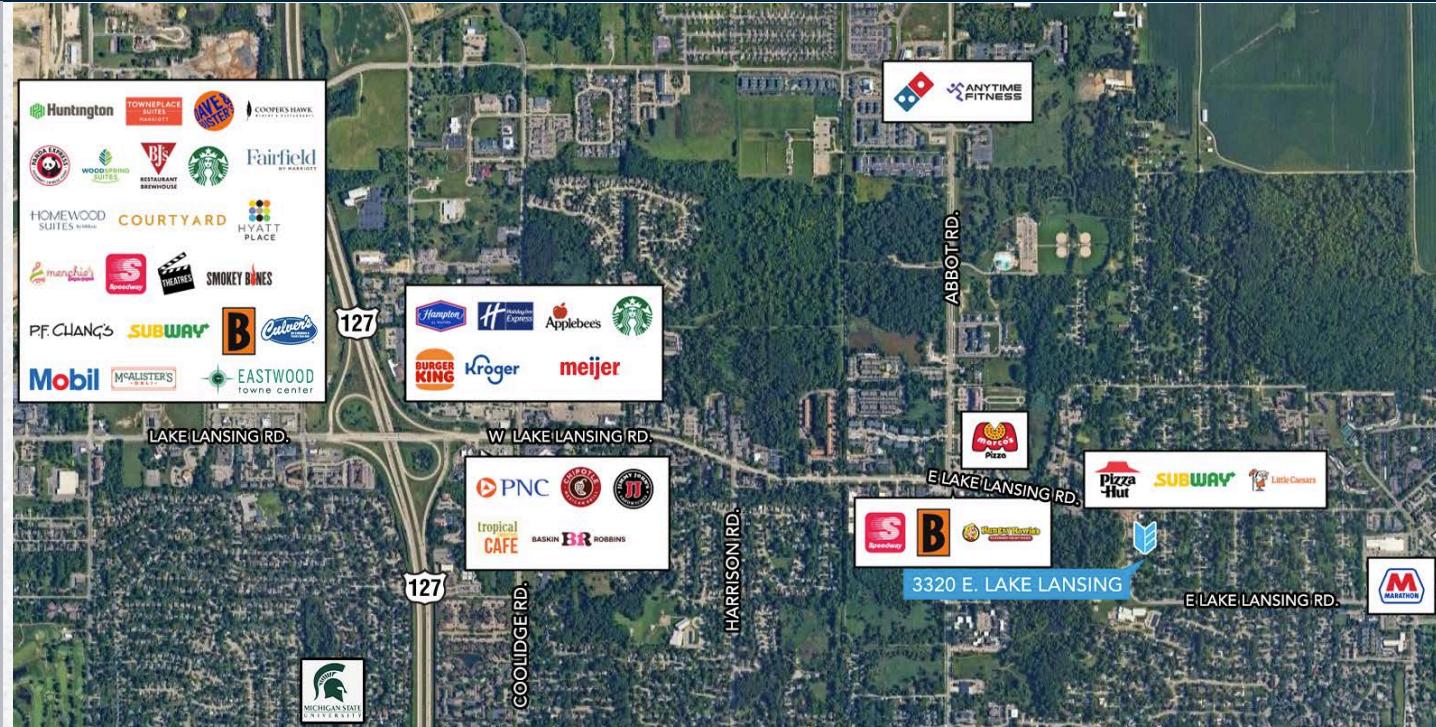
to Michigan State University Campus

## Co-Tenants

Ann's School of Dance, Coco's Off the Rack, Pizza Hut, and Cutters Point

## Area Co-Tenants

include Meijer, Kroger, Target, TJ Maxx, Ulta Beauty, Starbucks, Panera Bread, Chipotle, Marriott, Hampton Inn, and many more



## DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	10,298	82,415	151,340
Households	4,769	31,098	61,896
Average HH Income	\$102,696	\$94,036	\$90,666

## TRAFFIC COUNTS

E. Lake Lansing Rd.	11,110 VPD
W. Lake Lansing Rd.	14,001 VPD
Abbot Rd.	14,496 VPD