

PRIME EAST LANSING DEVELOPMENT OPPORTUNITY

ADJACENT TO MICHIGAN STATE UNIVERSITY



FOR SALE

314-344 Evergreen Ave,
East Lansing, MI

AVAILABLE: 1.08± ACRES

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4 PARCEL ASSEMBLAGE POSITIONED FOR HIGH-DENSITY DEVELOPMENT

The assemblage at 314, 328, 334, 340, and 344 Evergreen Avenue presents a **rare opportunity** to develop nearly one acre in the heart of **Downtown East Lansing**, immediately adjacent to **Michigan State University**, one of the nation's largest research universities and a globally recognized center for education, research, and innovation. The university's year-round population of students, faculty, researchers, staff, alumni, and visitors creates sustained demand for residential, hospitality, office, retail, and mixed-use development.

Approved for development of up to eight stories and zoned B-3 City Center Commercial District, the site offers exceptional flexibility for a wide range of development concepts. The zoning supports higher-density projects that complement the surrounding urban environment, **allowing developers to capitalize on one of Mid-Michigan's most sought-after locations.**

Beyond its proximity to campus, the property enjoys a **premier Downtown East Lansing location** within walking distance of restaurants, retail, hotels, entertainment venues, and recently completed mixed-use developments. This vibrant, pedestrian oriented environment continues to attract investment while reinforcing Downtown East Lansing as one of the region's strongest live-work-play destinations.

Combining approved development density, flexible B-3 zoning, immediate access to Michigan State University, and a prominent infill location, this assemblage represents one of the most compelling development opportunities in the Greater Lansing market.

SALE PRICE:

\$4,100,000

CASH OR NEW MORTGAGE



PROPERTY FEATURES



SIZE:
Up to 1.08 Acres



APPROVED:
For up to 8-Stories



ZONED:
B-3 City Center
Commercial District



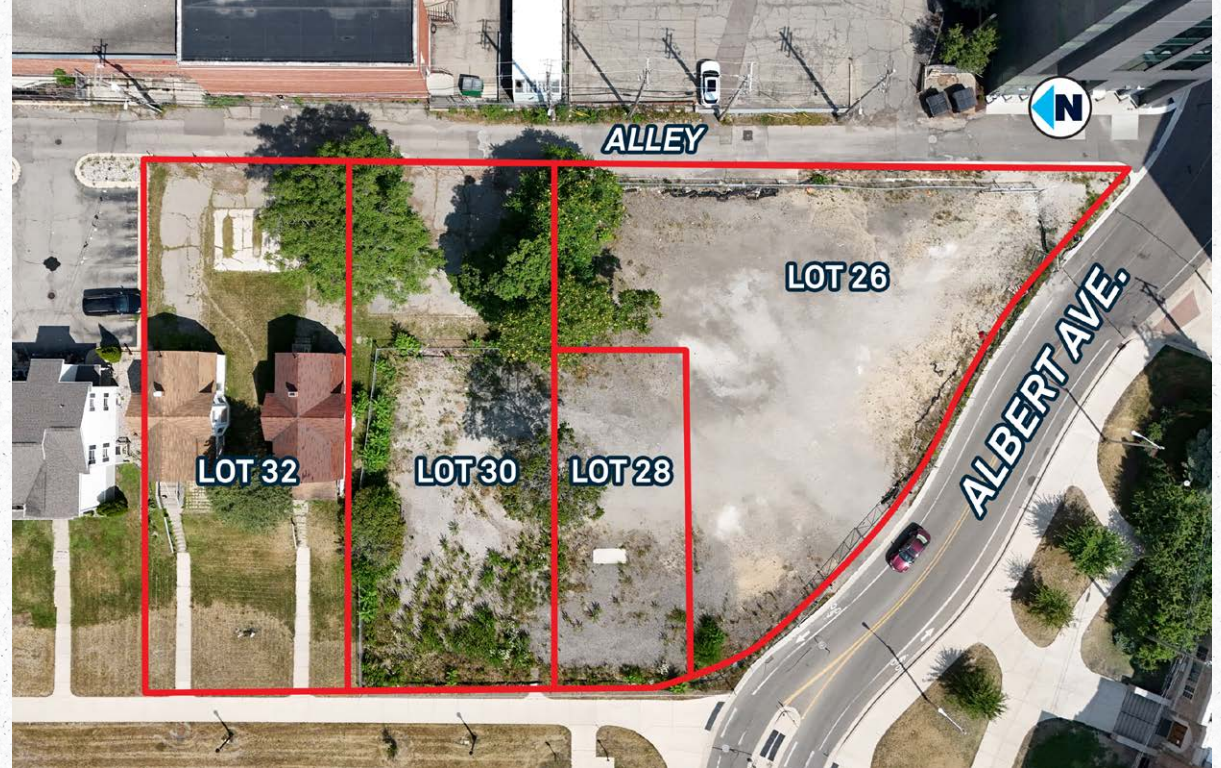
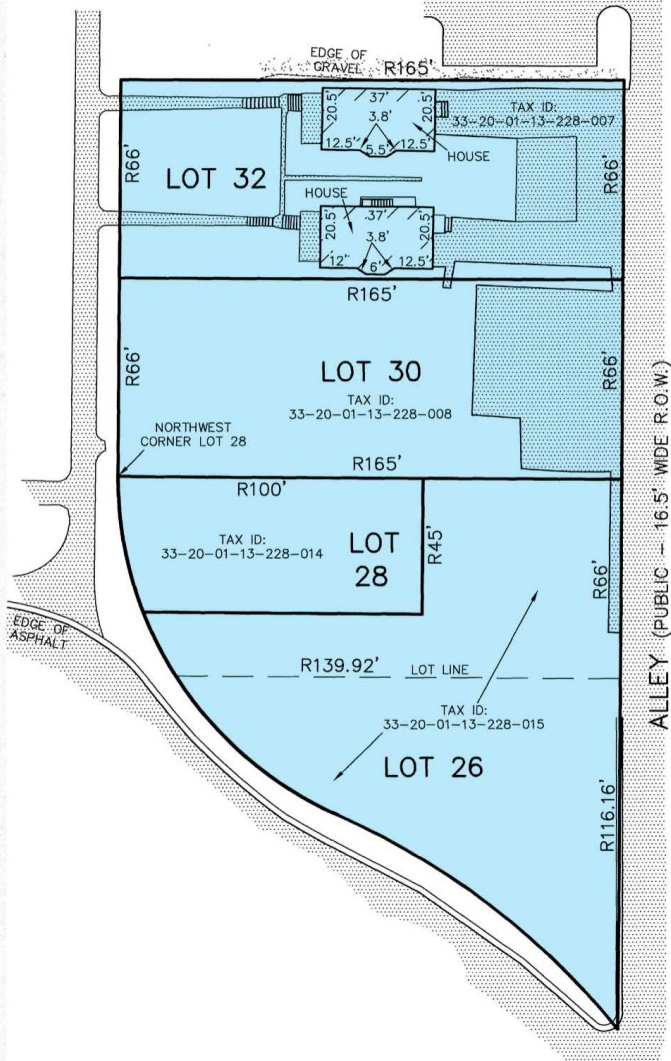
UTILITIES:
To Site



LOCATION: Walkable to MSU & Downtown



SALIENT FACTS

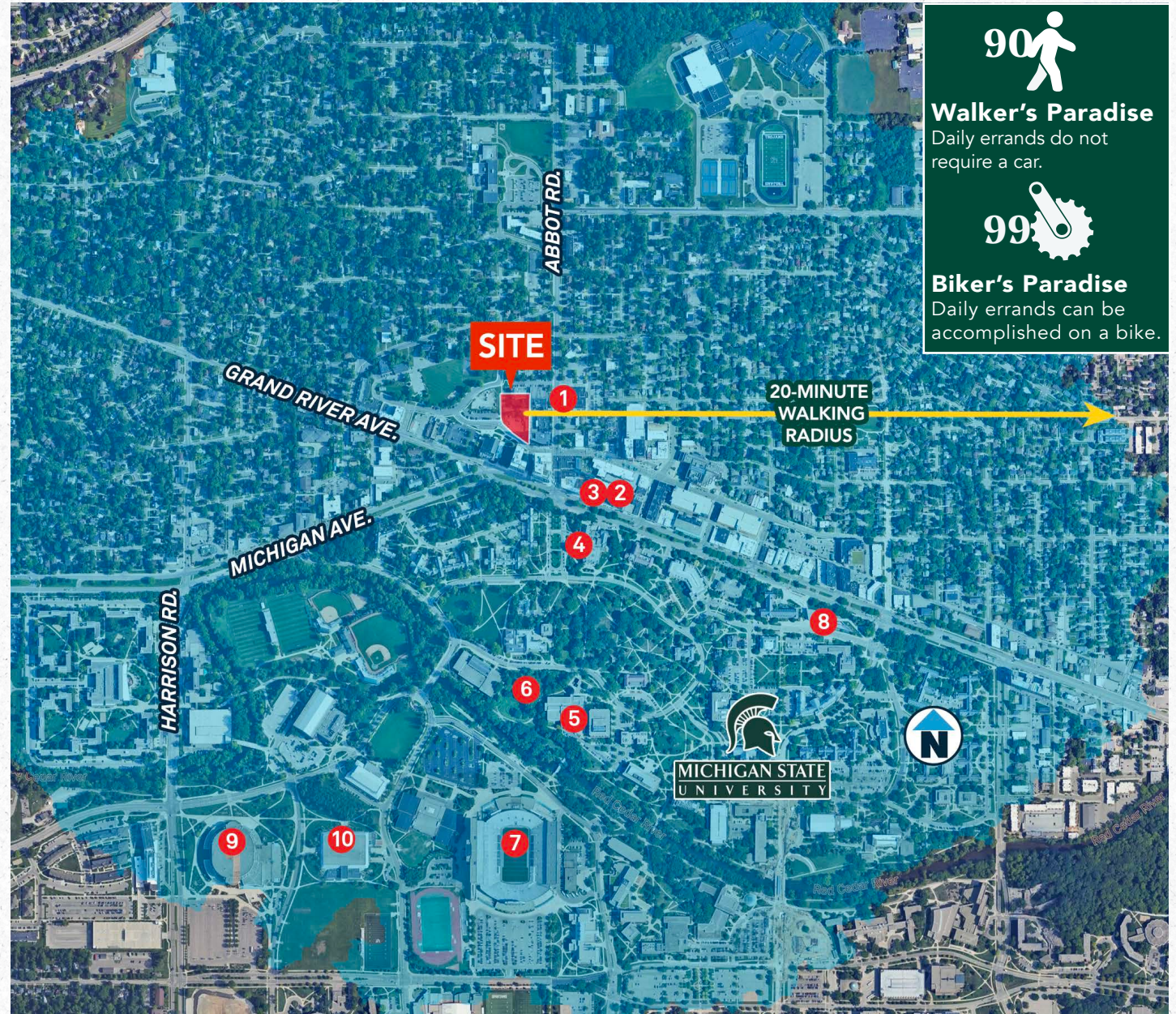


PARCEL INFORMATION

Address	Street	Lot	Parcel
314	Evergreen Ave (VL)	26	33-20-01-13-228-015
328	Evergreen Ave (VL)	28	33-20-01-13-228-014
334	Evergreen Ave (VL)	30	33-20-01-13-228-008
340 & 344	Evergreen Ave (Residential)	32	33-20-01-13-228-007



FROM SITE:	Min.
1. City Hall	2
2. Target.....	3
3. CATA Bus Stops.....	<5
4. MSU Union	4
5. MSU Library	8
6. Beal Botanical Gardens.....	8
7. Spartan Stadium	10
8. Eli & Edythe Broad Art Museum.....	11
9. Munn Ice Arena	14
10. Breslin Center	14





NEARBY AMENITIES

EVERYTHING AT YOUR DOORSTEP



Live, work, dine and play in downtown East Lansing—Just steps from Michigan State University

MAJOR EMPLOYERS



MSUFCU
ADJACENT



MSU
CAMPUS
<0.07 MILE



CITY OF
EAST LANSING
<0.25 MILE



U OF M HEALTH
SPARROW
HOSPITAL
2.5 MILES



STATE OF MI
OFFICES
3.2 MILES



ACCIDENT FUND
3.0 MILES



McLAREN HEALTH
2.0 MILES



JACKSON
FINANCIAL
4.9 MILES

CAMPUS & PUBLIC AMENITIES



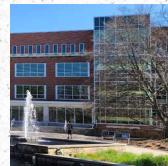
VALLEY
COURT PARK
0.10 MILE



MSU
UNION
0.16 MILE



HANNAH
COMMUNITY
CENTER
0.3 MILE



MSU
LIBRARY
0.35 MILE



SPARTAN
STADIUM
0.37 MILE



ELLY & EDYTHE BROAD
ART MUSEUM
0.49 MILE



EAST LANSING
PUBLIC LIBRARY
0.5 MILE



WHARTON
CENTER
1.0 MILE

RESTAURANTS & BARS



DUBLIN
SQUARE
ADJACENT



BEGGAR'S
BANQUET
0.06 MILE



NOODLES &
COMPANY
0.08 MILE



DAVE'S HOT
CHICKEN
0.11 MILE



CRUNCHY'S
0.11 MILE



BARRIO
0.15 MILE



HOPCAT
0.17 MILE



EL AZTECO
0.18 MILE

COFFEE SHOPS



POINDEXTER
COFFEE
ADJACENT



DUNKIN'
0.06 MILE



BIGGBY
COFFEE
0.09 MILE



CHÂTEAU
COFFEE
0.35 MILE



FOSTER
COFFEE
0.12 MILE



FOXTAIL
COFFEE
0.5 MILE

SHOPPING & SERVICES



WALGREENS
0.7 MILE



7/11
0.12 MILE



E. LANSING
FARMER'S MRKT.
0.13 MILE



TARGET
0.14 MILE



CURIOUS
BOOK SHOP
0.22 MILE

FITNESS



IM CIRCLE
0.26 MILE



IM WEST
0.49 MILE



EAST LANSING
HOT YOGA
1.0 MILE



POWERHOUSE
GYM
HOUSE GYM
1.6 MILE



MICHIGAN
ATHLETIC CLUB
1.7 MILE



WHY EAST LANSING?

East Lansing is home to Michigan State University, one of the nation's leading public research universities and a powerful economic driver for the region. With a vibrant campus population of more than 52,000 students, faculty, researchers, and staff, MSU generates sustained demand for residential, hospitality, retail, office, and mixed-use development. The university is home to nationally recognized athletics, including Spartan Stadium and the Breslin Center, which attract hundreds of thousands of visitors annually. Beyond athletics, MSU continues to invest in the future of

its campus through transformative projects such as the new 293,000 SF Student Recreation and Wellness Center, while serving as home to the world-renowned Facility for Rare Isotope Beams (FRIB), a U.S. Department of Energy Office user facility that attracts leading scientists, researchers, and collaborators from around the globe.

Together, these academic, research, and campus investments reinforce East Lansing's position as one of the Midwest's premier university communities and create long-term demand for new development.



52,089

Total Number
of Students



12,000+

MSU Employees



5.1%

Full Time
Enrollment Growth



7.4%

Effective Rent
Growth (YOY)



4.8M

Annual Visitors

LARGEST EMPLOYERS



UNIVERSITY EVENT VENUES

SPARTAN STADIUM – CAPACITY: 75,000

Annual Attendance: 500,000

BRESLIN CENTER – CAPACITY: 15,000

Annual Number of Events: 250

WHARTON CENTER – CAPACITY: 3,000

Annual Number of Events: 1,000

MSU PAVILION – 100,000 SF EXHIBITION CENTER

Annual Number of Events: 100+ Dedicated to Agriculture and Livestock

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Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



Brokerage
Services



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Construction
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Services



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