

ACROSS FROM FRANDOR SHOPPING CENTER
IN PRIME LOCATION

PRODUCE & VITAMINS **BetterHealth** MARKET & CAFÉ

FOR LEASE
305 N. Clippert
Lansing, MI

AVAILABLE SPACE:
2,500 to 21,435 SF



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2,500 to 21,435 SF Retail Space

Prominent retail/restaurant space soon to be available in professionally managed **30,000 SF** building across from Frandor Shopping Center

LEASE RATE:

\$22.00

PSF/YR NNN

PROPERTY INFORMATION



SIZE: 2,500 to 21,435 SF
Can be divided



PARKING:
Free Door Step



Easy customer access via
2 sets of double doors



Excellent Signage
Opportunities



Potential for billboard
signage, visible from
US-127



Available
6/30/25

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FLEXIBLE SPACE OPTIONS



- A. 16,400 SF (original footprint)
- B. (2) 8,200 SF
- C. (4) 4,100 SF
- D. (1) 21,435 SF (all spaces combined)
- E. (2) 2,500 SF



RENDERINGS



RENDERING *cont.*



SURROUNDING AREA

- ◆ Five points of ingress/egress from Clippert St., Homer St., Sellers Ave and Vine St.
- ◆ Exposure to steady retail traffic in and around Greater Lansing's central hub of retail activity
- ◆ Centrally located with immediate access to US-127 and I-496
- ◆ Adjacent to Qdoba and near popular eateries including Panera Bread, Jet's Pizza, Olga's Kitchen, Red Lobster, Blaze Pizza, Taco Bell, Wendy's, Arby's, Penn Station, McDonalds and more
- ◆ Near new and successful mixed-use developments SkyVue and Red Cedar; and across from the coveted ROECO development site (former Sears)
- ◆ Close to the Michigan State University campus, and the new AC Hotel by Marriott and Hyatt House
- ◆ Enjoys added pedestrian traffic via sidewalks and local bus route

AREA INFORMATION

1 Minute

Across from the 450,000 SF Frandor Shopping Center

.5 Miles

To Michigan State University with 63,000+ Students and Faculty

10 Minutes

Or Less to US-127 and I-496

7 Minutes

To Downtown Lansing

Convenient To

Shopping, Restaurants Numerous Apartments, 2 new hotels, and 2 major highways

Near

New mixed-use developments Red Cedar, SkyVue and future ROECO



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	96,668	181,733	318,444
Average HH Income	\$64,986	\$70,745	\$81,266

TRAFFIC COUNTS - VPD

Clippert St.	8,457
Howard St.	11,557
US-127	63,166



JOIN the FUTURE of LANSING RETAIL





WHY LANSING?

Lansing is more famously home to Michigan State University, a premier public research university with over 50,000 students. The 6-Time Football National Champions play at Spartan Stadium, which holds 75,000 fans, and the 2-Time NCAA Basketball Champions play at the Breslin Center, which holds 15,000 fans. MSU is one of the nation's premier land-grant universities, with one of the top agricultural programs in the world. The MSU Pavilion is a 100,000 SF exhibition venue, hosting over 100 events for agriculture and livestock education yearly.



51,316

Total Number
of Students



12,000+

MSU Employees



541,297

Greater Lansing
Population



4.8M

Annual Visitors

LARGEST EMPLOYERS



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

JACKSON FIELD – CAPACITY: 10,000

Annual Number of Events: 70