



FOR LEASE

**3101 E Saginaw Street
Lansing, MI**

**1,211 SF Retail Suite Available -
Perfect for Fast Casual Takeout Restaurant**



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PROPERTY INFORMATION

Parking	± 57 Spaces	
Lot Size	0.95 Acres	
Year Built / Remodeled	1947 / 2000	
HVAC	Package Heating & Cooling	
Zoning	F Commercial (Retail)	
Signage	Monument and Building	
Traffic Counts	East Saginaw St:	25,575 AADT
	Grand River Ave:	18,515 AADT
	Business 127:	17,039 AADT
	Clippert St:	8,157 AADT

DEMOGRAPHICS



Population

5 minutes

12,342

10 minutes

63,785

15 minutes

111,355



Avg. HH Income

5 minutes

\$35,706

10 minutes

\$53,621

15 minutes

\$62,832



Workforce

5 minutes

14,901

10 minutes

39,547

15 minutes

111,355

BUILDING HIGHLIGHTS



Prime Location

Freestanding building on busy E Saginaw / Clippert and US-127 intersection with excellent frontage and visibility. Main commercial corridor for Central Lansing.



High Volume Foot Traffic

High visibility and excellent foot traffic at 517,500 visits per year.



High-Traffic Area

Close to MSU Campus and situated directly across from the popular Frandor Shopping Center with approximately 25,600 vehicles per day.



Accessibility

Directly on a bus line and at a signalized intersection.



Abundant Parking

Ample free parking for employees and guests to accommodate your customers and staff.

AVAILABLE SUITES



LEASE RATE

\$23.00/SF

\$4.33 NNN PSF



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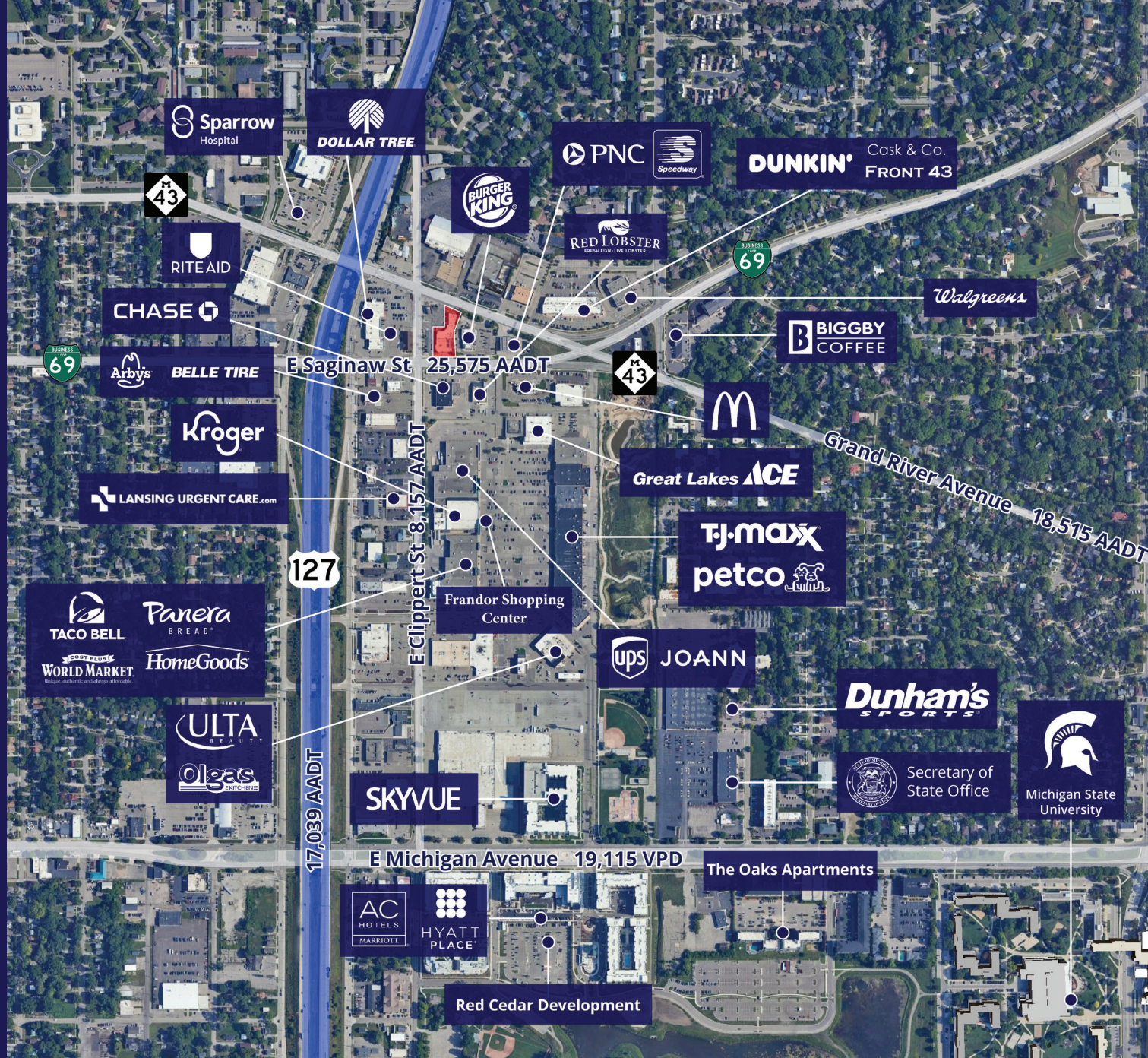
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