FOR LEASE

3101 E Saginaw Street
Lansing, MI

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

Burm Kim
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Amy Richter-Perkins
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Shawn H. O'Brien, CCIM
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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	Avg. HH Income	Workforce
5 minutes	5 minutes	5 minutes
12,342	**$35,706**	**14,901**
10 minutes	10 minutes	10 minutes
63,785	**$53,621**	**39,547**
15 minutes	15 minutes	15 minutes
111,355	**$62,832**	**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.

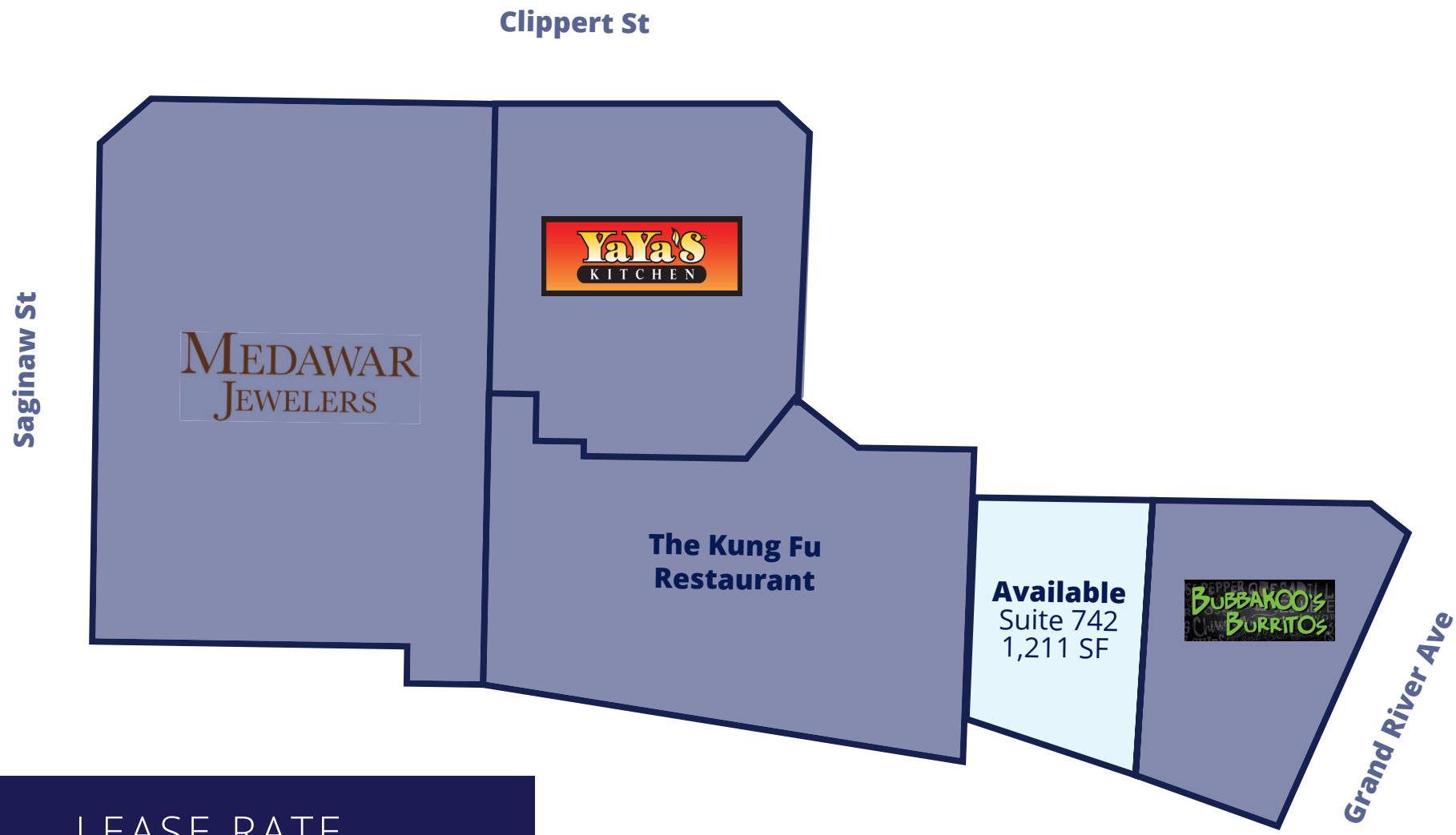
High Volume Foot Traffic
High visibility and excellent foot traffic at 517,500 visits per year.

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

$17.00/SF

$4.33 NNN PSF

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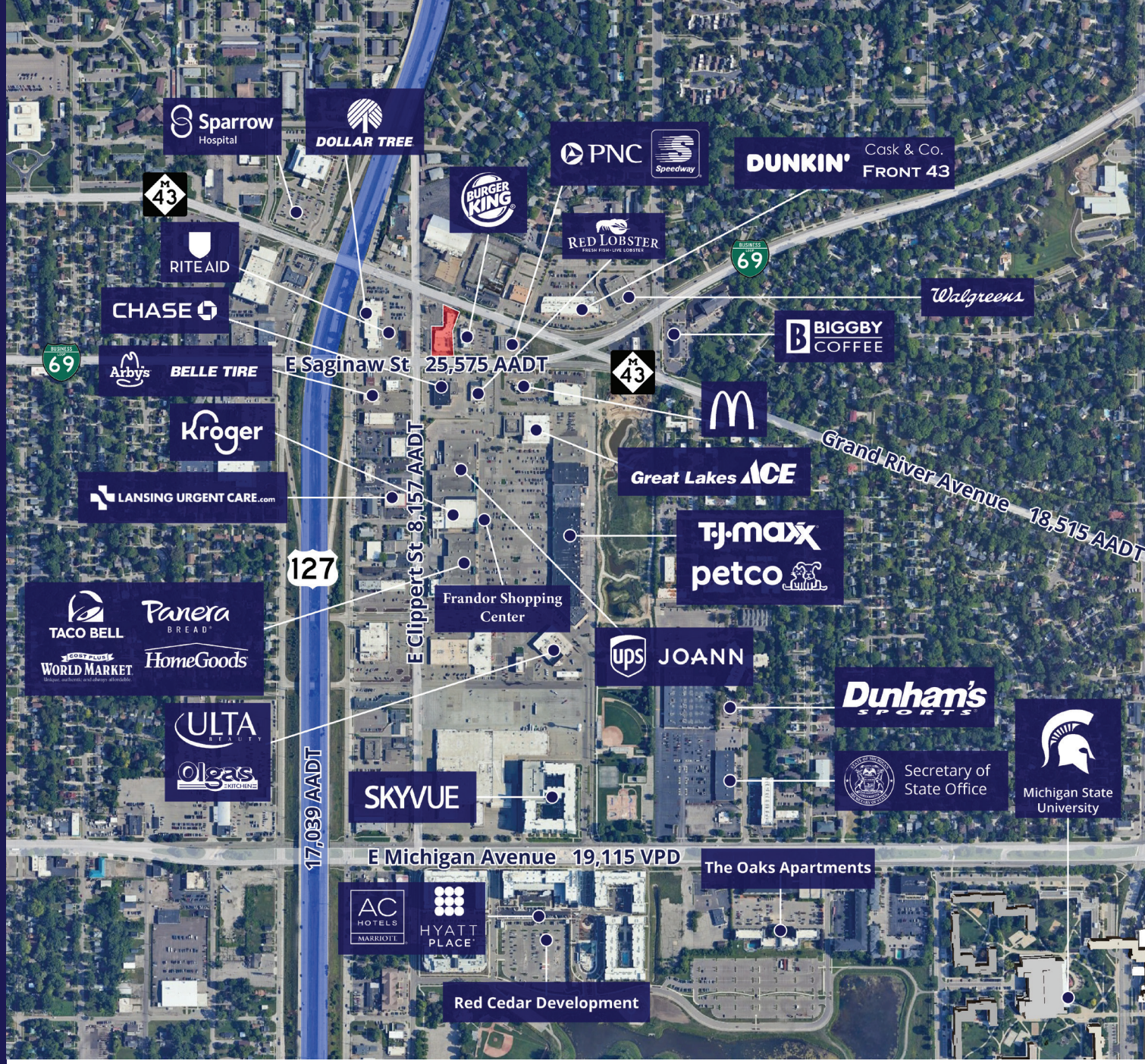

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