

MOVE IN READY SUITES

SECOND GEN. RESTAURANT SPACE & FULLY BUILT-OUT SALON SPACE



FOR LEASE

2398 Jolly Rd.
Okemos, MI

AVAILABLE:

SUITE 200 - 1,486 SF
SUITE 300 - 2,202 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

TURNKEY RESTAURANT & SALON SUITES IN PRIME LOCATION

2398 Jolly Road offers two exceptional opportunities in one of Lansing's most desirable commercial corridors—just one block from I-96.

Suite 200 presents a rare chance to move into a fully built-out, second-generation restaurant space. Professionally managed and ready for immediate occupancy, it features existing restaurant infrastructure that allows operators to launch quickly and efficiently.

Suite 300 is a fully built-out salon suite, designed to accommodate a range of personal care or wellness professionals seeking a move-in-ready space in a high-traffic, high-visibility location.

Located in an affluent area with strong surrounding demographics, the property benefits from excellent visibility, high traffic counts, and easy highway access, ensuring both convenience and exposure. Whether for a restaurant operator, salon user, or other service-based business, 2398 Jolly Road offers plug-and-play functionality and a strategic location ideal for long-term success.

**LEASE RATE:
\$18.00**

PSF/YR, NNN
\$6.75 PSF EST. NETS

PROPERTY FEATURES



LOCATION:
Prime Retail Corridor at Jolly and Okemos



VISIBILITY:
High Traffic Location



AMENITIES:
Walk-in Cooler, Hood, and Full Build-out



CONVENIENT:
1 Block to I-96

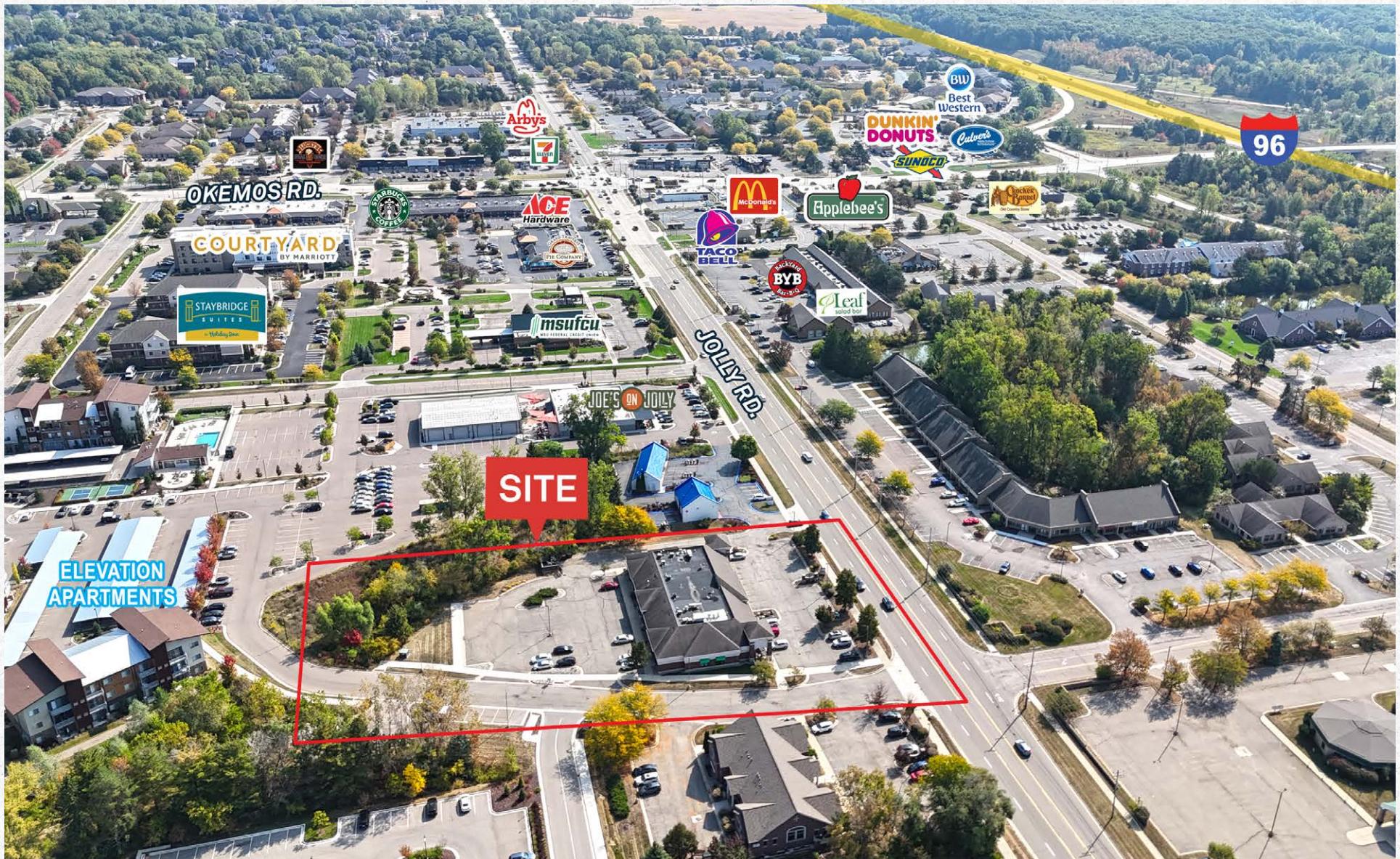


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2398 Jolly Road, Okemos, MI



AERIAL VIEW



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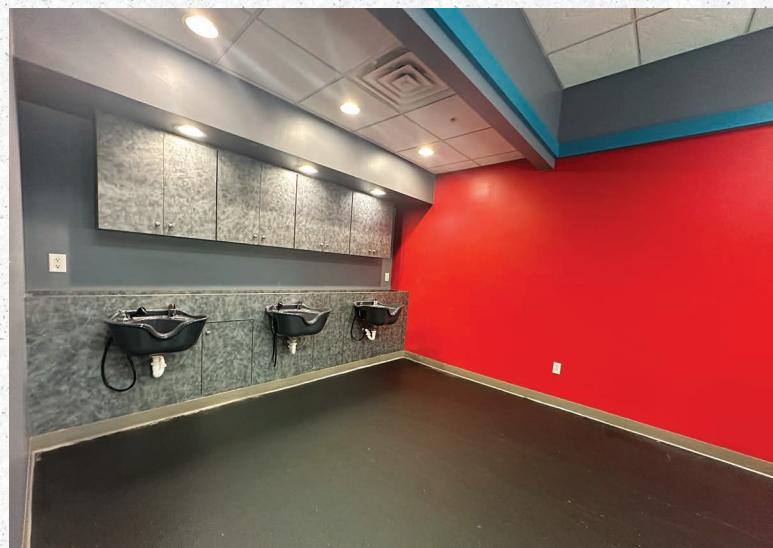


GALLERY

SUITE 200:



SUITE 300:



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AREA INFORMATION

Immediate Access
to I-96

3.2 Miles
to Grand River retail corridor &
Meridian Mall

5 Miles
to East Lansing & Michigan State
University

Conveniently Located

In retail corridor with shopping,
restaurants, entertainment, numerous
multi housing units, and affluent
residential neighborhoods



TRAFFIC COUNTS

Okemos Rd.	22,228 V.P.D.
Jolly Rd.	11,649 V.P.D.
I-96	57,417 V.P.D.

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	5,561	23,085	93,609
Average HH Income	\$160,144	\$151,74	\$109,274
Median Home Value	\$388,634	\$360,343	\$294,968