

LANSING SHUFFLE, 325 RIVERFRONT DR., LANSING, MI

PRIME LOCATION



FOR LEASE
325 Riverfront Dr.,
Lansing, MI

AVAILABLE SPACE:
200 SF Along with
common areas



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High Visibility Along Riverfront Drive and N. Cedar St.

200 SF Turnkey kitchen space, strategically situated along Lansing Riverfront, offering excellent foot traffic and picturesque river views.

LEASE RATE:

\$25.75

PSF/YR NNN

PROPERTY INFORMATION



SIZE: 200 SF
+ common spaces



PARKING:
Free Door Step



MARKETING:
through Lansing
Shuffle platform



ESTABLISHED:
Customer base



**OPPORTUNITY
ZONE**



BUILT OUT: Kitchen
& Dining Room

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YOUR SPACE

Is designed to accommodate a food truck style menu and kitchen space. You'll have ownership of your kitchen layout and equipment, so long as it fits in your space and does not require significant alterations to the building.

The space delivered includes make-up air, exhaust fans and fire suppression systems. There is water run to the space, but you may need to run plumbing depending on your kitchen layout.

Our electrical design is for a worst-case scenario in terms of what a kitchen could demand. Drop ceiling and lighting will be provided. You'll also be responsible for the facade of your kitchen stall. All design and build work needs to be approved by Lansing Shuffle ownership.

In addition to your kitchen space, you'll have a dedicated table in a shared prep-room, access to a shared sink and dishwasher. There is also designated space in our walk-in cooler, dedicated space for dry storage, and space to have either an additional freezer/fridge, or more dry storage.

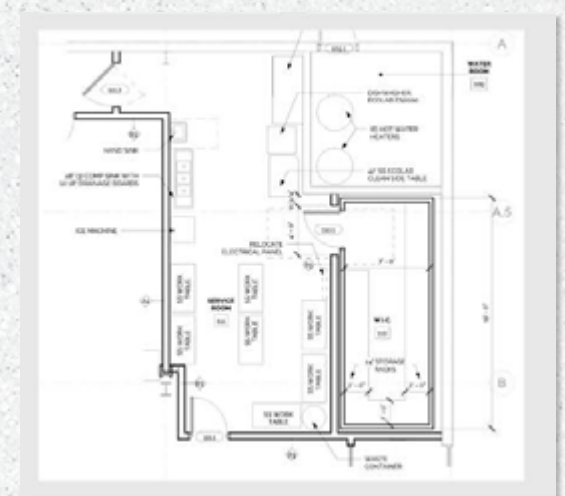
CURRENT RESTAURANTS

Kin Thai
Browndog
Takitos
Beirut Kitchen
Yeti Kitchen
Lalafish

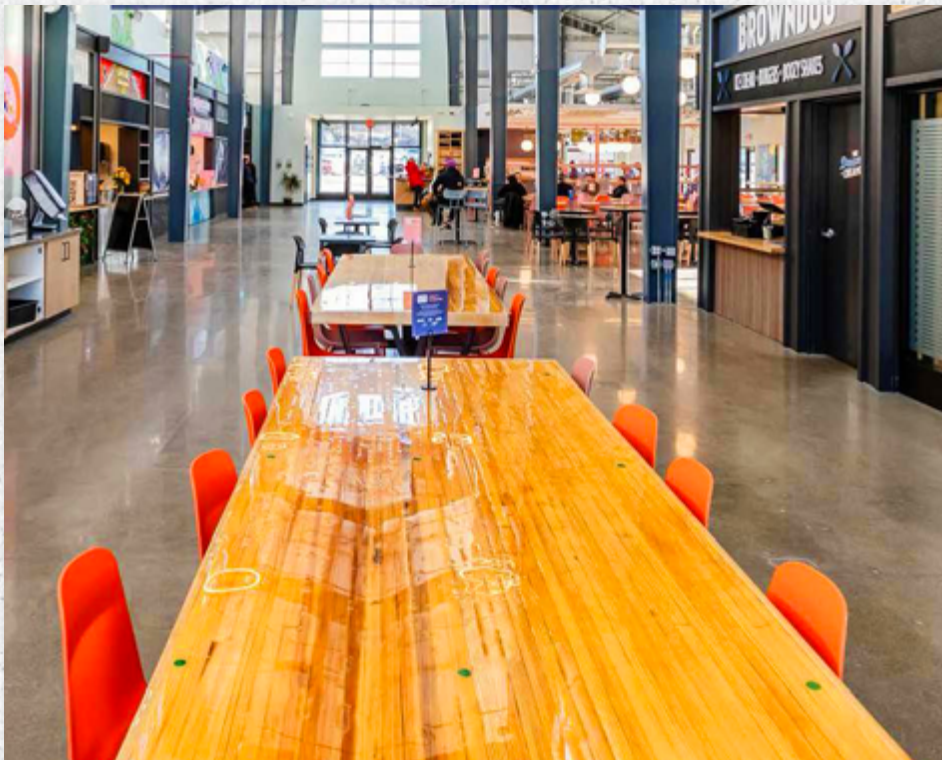


Floor plan of Kitchen 03. The kitchen is rectangular with a pink border. It features a service corridor at the top, a kitchen island in the center, and a counter at the bottom. The plan includes various dimensions and annotations:

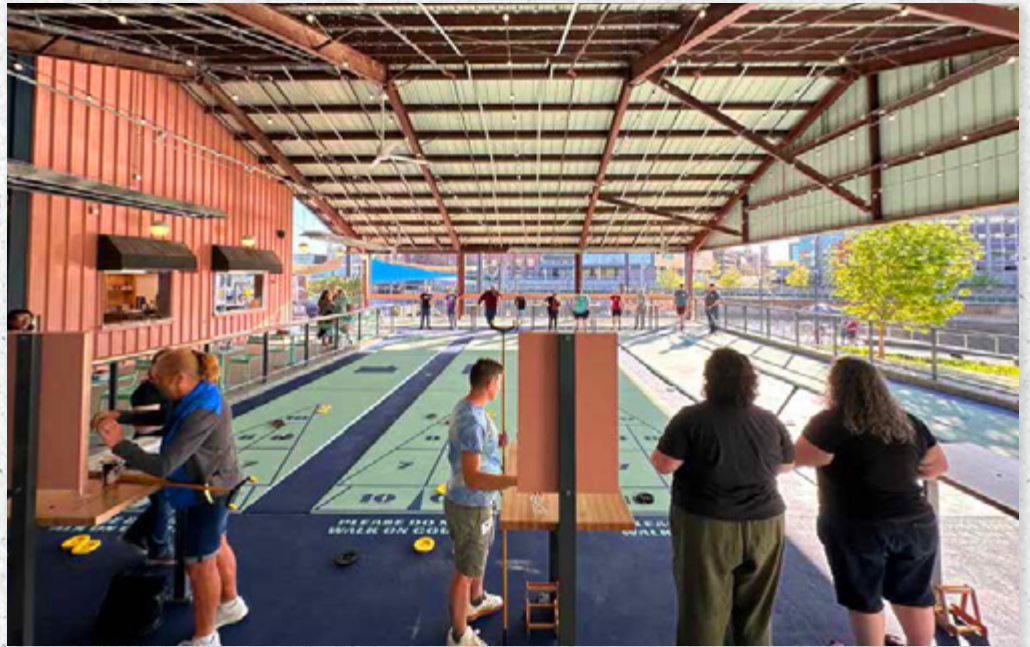
- Service Corridor:** Located at the top, with a width of 118.
- Kitchen 03:** The main area, with a width of 114.
- Island:** A rectangular island in the center, with a width of 114.
- Counter:** Located at the bottom, with a width of 34" AFF.
- Dimensions:**
 - Top wall: 114.1
 - Right wall: 113
 - Bottom wall: 114
 - Island: 114
 - Counter: 34" AFF
- Annotations:**
 - NOTE: SEPARATE PERMITS WILL BE PULLED FOR TENANT BUILD-OUTS OF KITCHEN STALLS.
 - 7 N 5.01
 - 9 N 7.02

[illegible]

INTERIOR



EXTERIOR



AREA INFORMATION

1 Minute

walk to Lugenut Stadium, Lansing Center, Lansing River Trail & Capital City Market

1 Minute

walk to numerous Apartment Buildings

2 Minute

drive to State Capitol

Conveniently Located

to Lansing Community College, Interstate I-496 & Michigan State University



71,760 SF LANSING CENTER
Over 140,000 Yearly Attendees
200+ Multiple Day Events Per Year

266,397 Attendees to Lugenuts in 2024

TRAFFIC COUNTS

Shiawassee St.	11,199
Cedar St.	13,452
Larch St.	12,864

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population Projected Growth	4.1%	3.8%	3.0%
Consumer Retail Expenditures	\$173 M	\$1.18 B	\$2.54 B
White Collar Workers	63.1%	63.6%	63.6%



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



Blue Cross
Blue Shield
of Michigan



MICHIGAN STATE
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

JACKSON FIELD – CAPACITY: 10,000

Annual Number of Events: 70