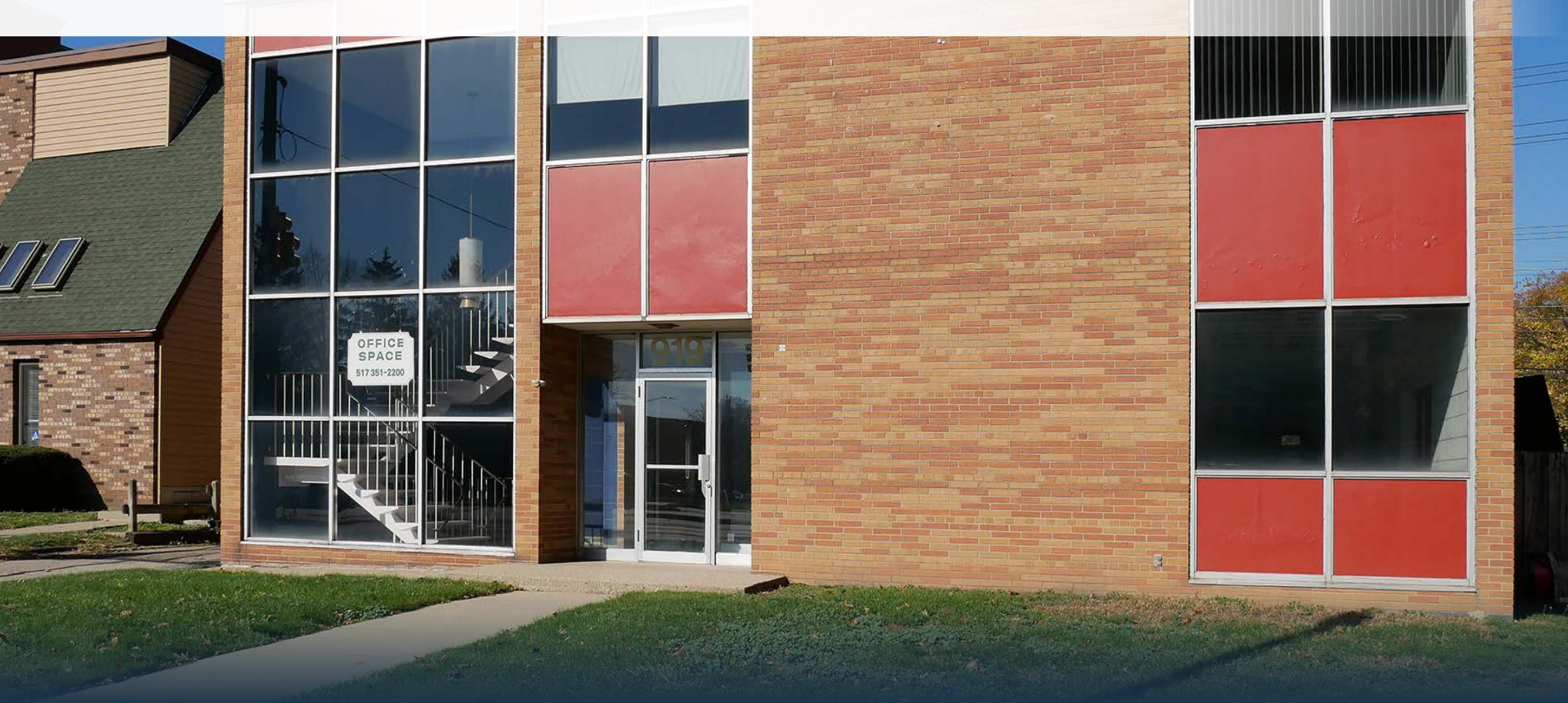


SECOND FLOOR COMMERCIAL SPACE

IN THE HEART OF HIGH TRAFFIC DOWNTOWN EAST LANSING



FOR LEASE
919 E. Grand River
East Lansing, MI

AVAILABLE:
±2,679 SF



CARSON PATTEN

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SECOND FLOOR COMMERCIAL SPACE

919 E. Grand River, East Lansing, MI



PREMIER COMMERCIAL SPACE NEAR MICHIGAN STATE UNIVERSITY

Positioned along East Lansing's most active commercial corridor, this distinctive second-floor space offers $\pm 2,679$ square feet of bright, open layout ready for immediate occupancy. With two points of ingress/egress and additional lower-level storage available, the property provides both functionality and flexibility for a wide range of users.

Located at a lighted intersection directly connecting to the MSU campus, the site offers exceptional visibility and access to over 63,000 students and faculty. Tenants benefit from proximity to MSU's Student Services Building, the MSU Union, and multiple university housing complexes, as well as nearby national retailers including Target, Starbucks, Walgreens, and Buffalo Wild Wings.

PROPERTY FEATURES



STORAGE:
Lower Level



OCCUPANCY:
Move-in Ready



SIGNAGE:
Potential for High-Profile Signage



LOCATION:
Coveted Commercial Corridor



ACCESSIBLE:
Along CATA's Spartan Service Route



ACCESSIBLE:
Two Points of Ingress/Egress, I-496 and US-127 Interchange

LEASE RATE:

\$12.00

PSF/YR, MODIFIED GROSS

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79



Very Bikeable

Biking is convenient for most trips.

86



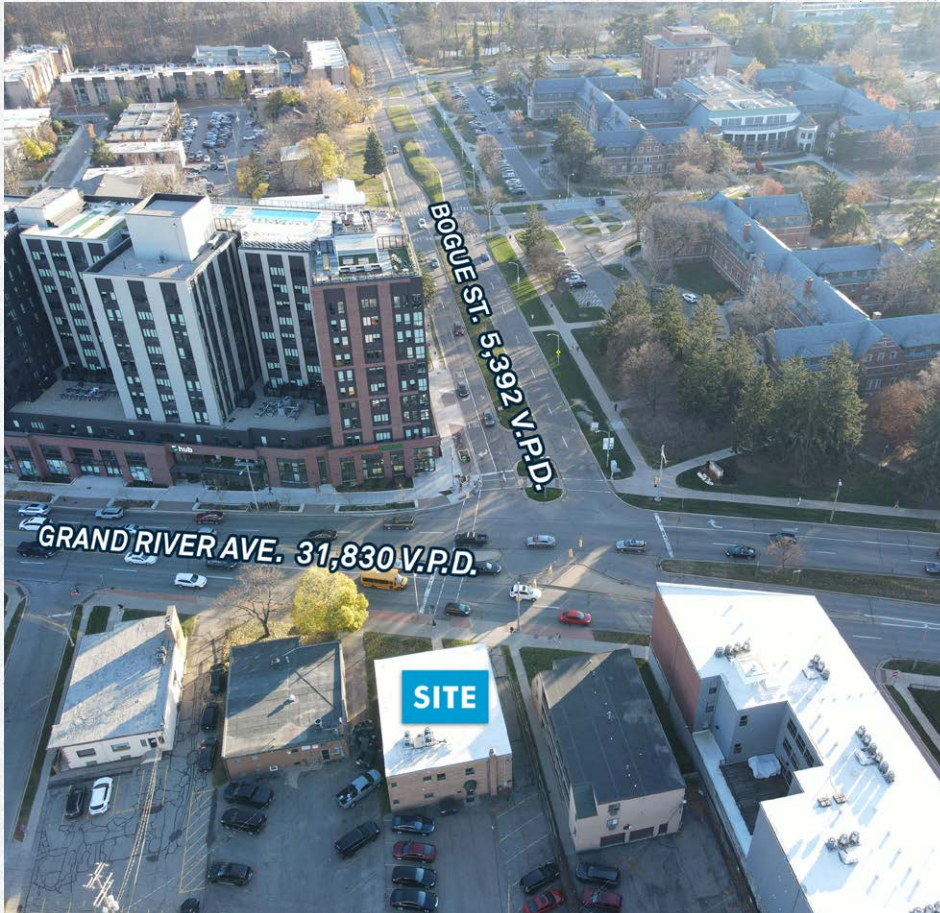
Very Walkable

Most errands can be accomplished on foot.

SECOND FLOOR COMMERCIAL SPACE
919 E. Grand River, East Lansing, MI



AERIAL VIEWS



SECOND FLOOR COMMERCIAL SPACE

919 E. Grand River, East Lansing, MI



AREA INFORMATION

Across From
Michigan State University

Nearby Retailers

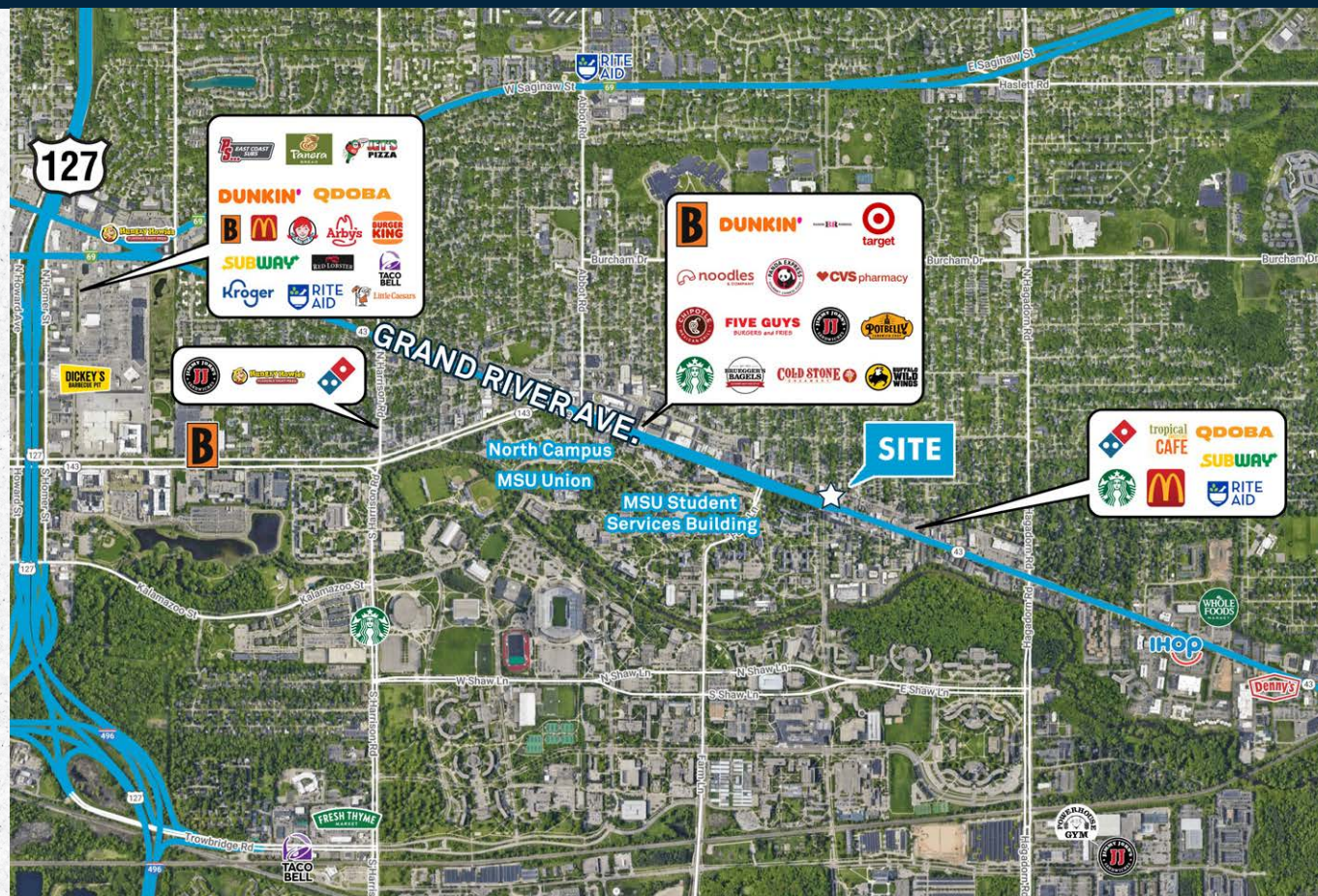
Starbucks, Qdoba, Five Guys, Chipotle, Jersey Mike's, Insomnia Cookies, Cottage Inn, McDonald's, CVS and much more!

2 Miles

to US-127 and I-496 Entrance

1 Mile

to Center City District, Target, Barrio Tacos, The Abbot, Walgreens, and The Graduate Hotel



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	22,220	80,180	158,432

DEMOGRAPHICS

Grand River Avenue	25,661 VPD	Walk Score	86
Bogue Street	9,581 VPD	Bike Score	79

SECOND FLOOR COMMERCIAL SPACE
919 E. Grand River, East Lansing, MI



GALLERY

