

IN-LINE RETAIL SUITE NEAR DUNHAM'S SPORTS

MICHIGAN AVENUE NEAR MSU



FOR LEASE

3315 E. Michigan Avenue,
Lansing



**AVAILABLE
SPACE:**
2,100-5,281 SF

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Frandor Plus Shopping Center – Prime Retail/Service Space with Loading Dock

Discover up to 5,281 SF of versatile in-line retail/service space at Frandor Plus, a well-established 120,000 SF shopping center located just off Michigan Avenue. This space is planned to be demised to grey box condition. Frandor Plus is home to major tenants including Dunham's Sports, UM Health-Sparrow, Secretary of State, Premier Rehab, and DashMart, ensuring strong foot traffic and visibility.

Conveniently situated near the Frandor Shopping Center and Michigan State University, with easy access to US-127, this location is ideal for businesses seeking high visibility in a vibrant, high-traffic corridor. The surrounding area is densely populated with student housing and multi-family communities, including Midtown Lansing, University Edge, SkyVue, Gateway Lofts, Campus Village, Friendship Manor, and Red Cedar Lodge.

LEASE RATE:

\$14.00

PSF/YR, NNN

(Est. NNN \$5.70/SF/YR)

PROPERTY INFORMATION



AVAILABLE:
2,100-5,281 SF
Grey Box



DOORS:
3 Entry &
Service Door
in Rear



SIGNAGE:
High-Profile
Pylon and
Building



PARKING:
500+
Spaces



NEAR: Frandor,
Student Housing
& MSU



LOCATED:
1.2 Miles
to US-127



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AREA INFORMATION

0.8 Miles

to Michigan State University

1.2 Miles

to US-127 and I-496

8 Minutes

to East Lansing/Lansing
Downtown Areas

Walking Distance

to Frandor, Ranney Park and
numerous student housing units

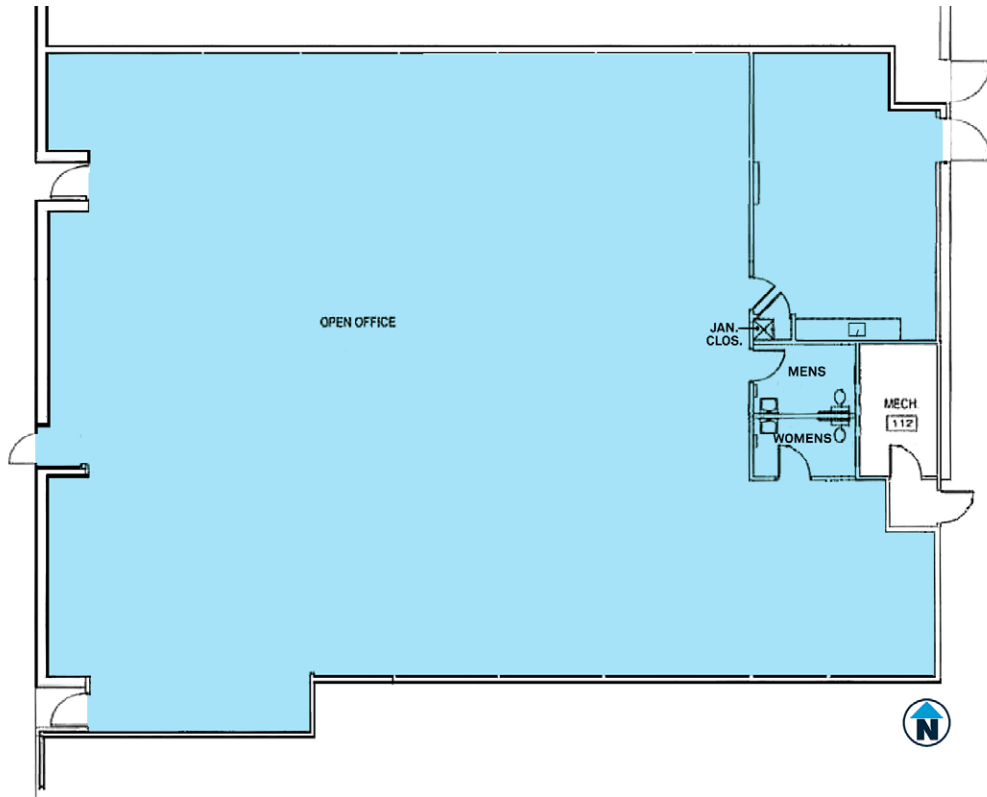


DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population 2025	21,914	98,955	184,0295
Estimated Households 2025	7,117	38,995	77,046
Workforce 2025	19,813	86,212	158,269

Traffic Counts

Michigan Avenue	13,690 V.P.D.
Harrison Road	15,237 V.P.D.
US-127	66,467 V.P.D.



FLOOR PLAN

(Space is planned to return to grey box condition)



Space prior to being demised



Space prior to being demised