

HIGH VISIBILITY RETAIL OPPORTUNITY

FLEXIBLE LAYOUTS, & EXPANSION AND DRIVE-THRU POTENTIAL



FOR LEASE
1575 W. Grand River Ave.
Okemos, MI

AVAILABLE:
Up to 10,404 SF

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REDEVELOPMENT OPPORTUNITY IN OKEMOS PREMIER RETAIL CORRIDOR

Located along Grand River Avenue in the heart of Okemos' premier retail corridor, 1575 W. Grand River Avenue presents a rare opportunity to lease a potential drive-thru facility with exceptional flexibility for retail, restaurant, medical, financial, or service-oriented users. The property offers up to 4,822 SF of former bank space with the ability to expand or reconfigure the site to accommodate up to 10,404 SF, creating opportunities for both immediate occupancy and future redevelopment.

Situated on a highly visible corner parcel with monument signage, multiple access points, and approximately 65 parking spaces, the property provides the accessibility and functionality today's users require. Existing infrastructure, including the drive-thru, generous electrical capacity, and efficient building layout, offers a valuable head start for a variety of commercial concepts.

The site is surrounded by one of Mid-Michigan's strongest concentrations of national retailers and daily-needs shopping, including Meridian Mall, Meijer, Target, Home Depot, Kroger, and Tom's Food Center. Combined with affluent surrounding neighborhoods, strong household incomes, and traffic exceeding 18,000 vehicles per day, the location offers an exceptional environment for businesses seeking long-term visibility and customer access.

Whether adapting the existing building or pursuing future expansion, 1575 W. Grand River Avenue offers a unique opportunity to establish a presence in one of the Greater Lansing region's most established and sought-after commercial corridors.

LEASE RATE:

\$18.00

PSF/YR, NNN

PROPERTY FEATURES



SPACE:
2,000 to 10,404 SF



POWER:
600 amp, 120/208 volt,
3 phase



PARKING:
±65 Spaces



LOCATION:
Meridian Mall Retail Corridor





GRAND RIVER AVE.

The floor plan shows a building with a total width of 104' and a total depth of 100'. The existing building footprint is 60' wide and 60' deep. The remaining area, outlined in red dashed lines, is a 44' wide by 40' deep expansion area.

Existing Building (60' x 60'):

- BARYAMES:** 1,182 SF (Left side)
- VESTIBULE:** (Top left)
- LOBBY:** (Top center)
- AVAILABLE:** 4,822 SF (Top right)
- CONFERENCE:** (Middle left)
- OFFICE:** (Middle left, below conference)
- OFFICE:** (Middle left, below office)
- REST RM:** (Bottom left)
- CORRIDOR:** (Center)
- WORK STATION:** (Center, multiple)
- OFFICE:** (Center, multiple)
- STORAGE:** (Center, multiple)
- OFFICE:** (Middle right)
- WORK ROOM:** (Bottom right)
- KITCHEN:** (Bottom right)
- MEN/WOMEN:** (Bottom center)

Possible Expansion (44' x 40'):

- POSSIBLE EXPANSION:** 4,400 SF (Bottom area)





AERIAL VIEW





1575 W. Grand River Avenue, Okemos, MI

GALLERY





AREA INFORMATION

1.2 Miles
to Meridian Mall

4 Miles
to Michigan State University

5 Miles
or less to I-96 and I-69

6 Miles
to Williamston

Convenient
to Okemos, Haslett and
East Lansing



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	5,728	39,936	94,018
Avg. HH Income	\$187,089	\$139,732	\$121,639

TRAFFIC COUNTS - VPD

Grand River Ave.	18,097 VPD
Dobie Rd.	10,278 VPD

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