

RETAIL SPACE WITH PROMINENT GRAND RIVER FRONTAGE LOCATED IN THE OKEMOS RETAIL CORRIDOR



FOR LEASE

2189 W. Grand River Ave.
Okemos, MI

AVAILABLE:
1,700 SF



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ESTABLISHED STOREFRONT WITH CONVENIENT PARKING

Located at 2189 W. Grand River Avenue in Okemos, this 1,700 SF commercial storefront features floor-to-ceiling front windows, making it well-suited for retail or service-oriented businesses. Situated along a main retail thoroughfare anchored by the Meridian Mall, the property provides convenient parking and high-visibility signage to passing traffic. Just a six-minute drive west of **Michigan State University** and its population of over **50,000 students**. The surrounding trade area is supported by strong daytime demographics and high-performing neighboring retailers, including **Target, Meijer, Costco, Whole Foods Market, Walmart, Best Buy, Kroger, Kohls** and **Home Depot**.

For a retail tenant, this location presents a compelling opportunity to capture steady consumer traffic driven by nearby national big-box anchors, local amenities, and the nearby university demographic. The space's prominent glass facade maximizes window-display potential, while the established commercial corridor provides immediate visibility, accessible parking, and a strong demographic market.

LEASE RATE:

\$18.00

PSF/YR, NNN

PROPERTY FEATURES



SIZE:
1,700 SF



LAYOUT:
Flexible for a
Variety of Users



LOCATION:
Okemos' Primary
Retail and Dining
Corridor



SIGNAGE:
Prominent Building
& Monument





LOCAL RETAIL AREA





AREA INFORMATION

Minutes

to Meridian Mall with national retailers; Dick's Sporting Goods, H&M, Macy's, Schuler Books, and more!

Minutes

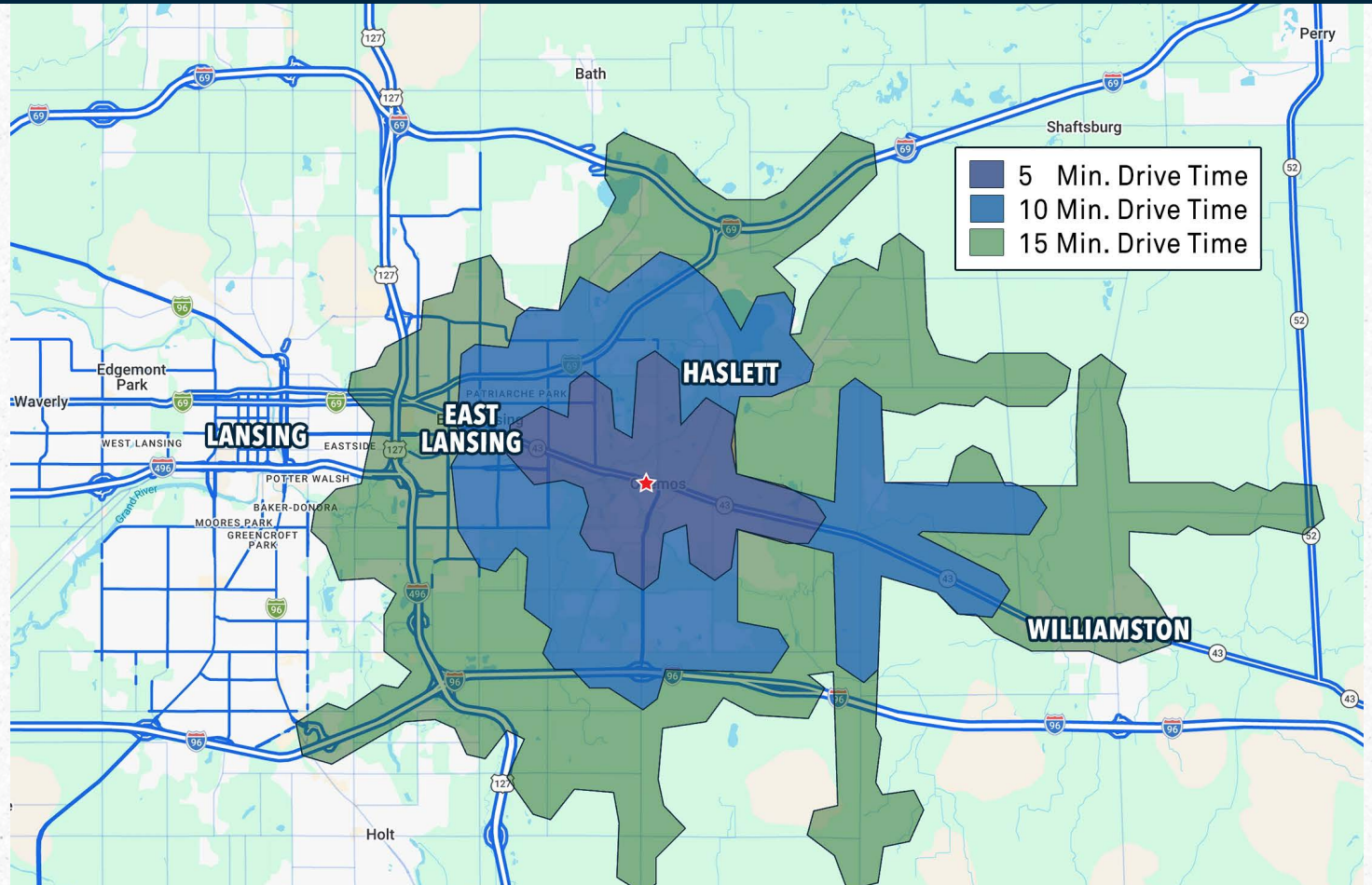
to popular national restaurants; Chick-fil-A, Chipotle Mexican Grill, Panera Bread, Taco Bell, Olive Garden, Chili's, and more

<3 Miles

to Michigan State University, downtown East Lansing, and student housing

Convenient

to affluent neighborhoods and high density multi-family developments



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	3,988	65,529	122,055
Households	1,739	23,379	48,363
Average HH Income	\$157,829	\$121,833	\$110,447

TRAFFIC COUNTS - VPD

W Grand River Ave.	25,123
Okemos Rd.	17,285

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