

NEW RETAIL SPACE IN THE VISTA AT THE HEIGHTS

LOCATED IN EASTWOOD TOWNE CENTER



FOR LEASE
THE VISTA AT THE HEIGHTS
2505 SHOWTIME DRIVE
LANSING, MI



AVAILABLE
Up to 9,310 SF

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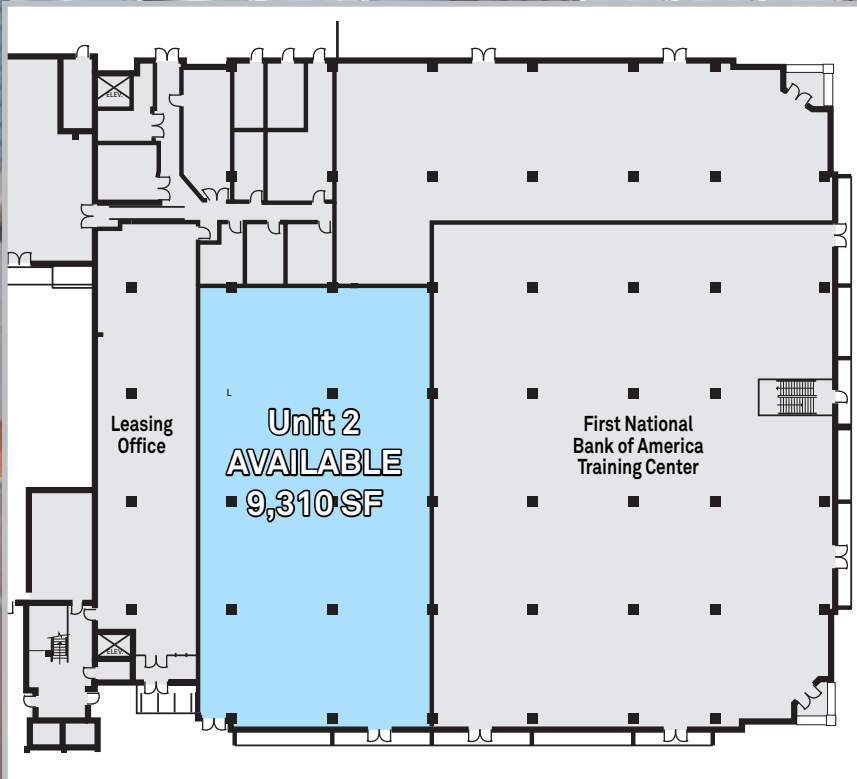
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PROPERTY BROCHURE

The Vista at the Heights, 2505 Showtime Drive, Lansing, MI



Ground Floor Mixed-Use Space in Vibrant Luxury Community

Position your business at the heart of East Lansing's premier lifestyle destination and join co-tenant First National Bank of America Training Center, at—The Vista at the Heights. This five-story, 124-unit luxury apartment building, constructed in 2016, features 9,310 square feet of flexible, ground-level retail or office space. With expansive storefront windows and efficient modern construction, the space is easily configurable to meet the unique needs of a wide variety of users.

Located within the bustling Eastwood Towne Center, this impeccably maintained property enjoys high residential occupancy and immediate access to a thriving mix of retail, dining, hospitality, and entertainment. Anchors such as Walmart, Sam's Club, Dick's Sporting Goods, DSW, and NCG Cinema draw steady foot traffic, while a diverse lineup of restaurants—including Capitol Prime, PF Chang's, Bravo Italian, Mitchell's Fish Market, and the highly anticipated Cooper's Hawk Winery—create a dynamic atmosphere. The recent addition of Dave & Buster's brings a high-energy dining and entertainment experience attracting even more visitors and boost surrounding business activity!

The surrounding area is supported by three national-brand hotels and continued development momentum, reinforcing the site's long-term viability.

Whether you're launching a new concept or expanding into one of Greater Lansing's strongest corridors, this location offers built-in demand, walkable convenience, and the visibility your brand deserves.

LEASE RATE:

\$10-12.00

PSF/YR, NNN

Nets Estimated at \$10 PSF

PROPERTY INFORMATION



AVAILABLE SPACE:
9,310 SF (Divisible)
In-Line Space



PARKING:
700+ Spaces



SIGNAGE:
Building
Options



LOCATION:
In Eastwood Towne
Center @ US-127

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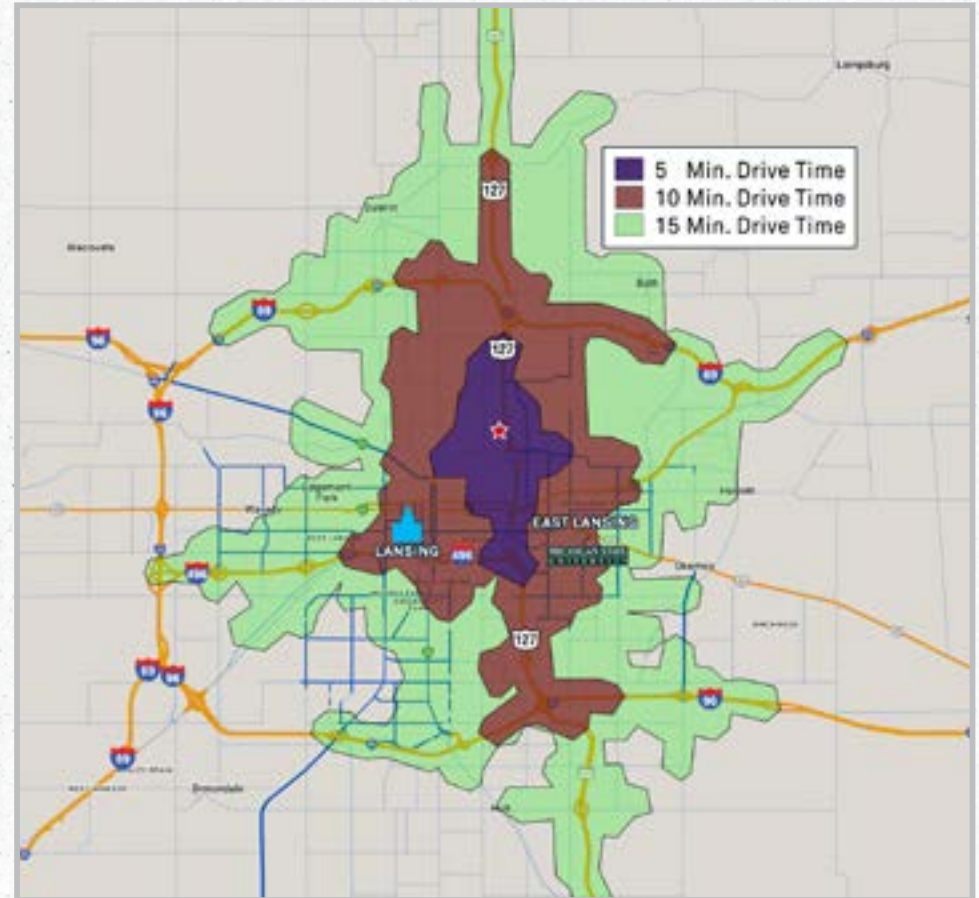


DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population 2025	2,815	70,164	154,963
Households	1,327	30,557	63,331
Avg. HH Family Income	\$157,852	\$115,021	\$114,633

TRAFFIC COUNTS

Lake Lansing Rd.	25,207 V.P.D.
US-127	42,059 V.P.D.



AREA INFORMATION

<1 Mile

to US-127 and 3.5 Miles
to I-496

<4.0 Miles

to Downtown East Lansing
and MSU

<15 Minutes

to State Capitol and
Downtown Lansing

Walking Distance

to lodging, shopping,
entertainment, and a variety
of restaurants



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