

UP TO \$10,000 EXTRA IN BROKER COMMISSION!

SKYVUE, GROUND FLOOR RETAIL IN MODERN MIXED-USE DEVELOPMENT NEAR MICHIGAN STATE UNIVERSITY



FOR LEASE
3165 E. Michigan Ave.
Lansing, MI

AVAILABLE SPACE:
1,897 SF (First Floor
Retail/Service Space)



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1,897 SF Prime Retail/Service Space Michigan Avenue, Lansing

Unlock a rare opportunity to lease 1,897 SF of premier first-floor retail or service space in a brand-new, \$90 million, nine-story mixed-use development with 824 residential beds.

This white box space is move-in ready and offers flexible lease terms, negotiable rents, and a tenant improvement package to help bring your vision to life. Join popular co-tenant **HOTWORX** and benefit from built-in foot traffic from residents and surrounding neighborhoods.

Property Highlights:

- First-floor space with excellent street visibility
- On-site ramp and street-level parking reserved for commercial tenants and customers
- Flexible lease terms + motivated landlord
- Part of a transformative mixed-use development adjacent to Frandor Shopping Center
- Walking distance to Michigan State University, ROCOE Project, and Red Cedar Development (1,300+ residential units)
- Convenient access to I-496 and US-127

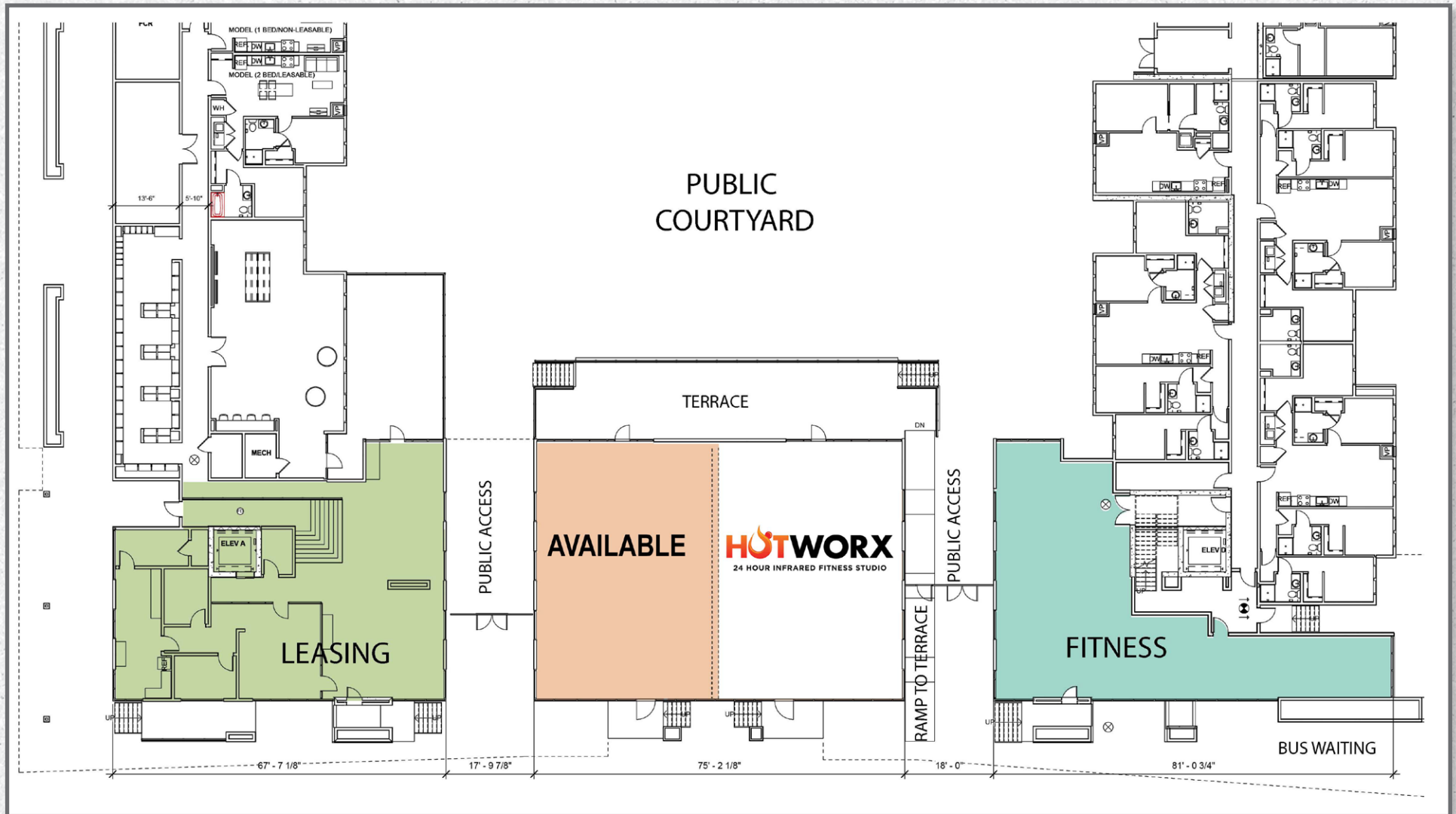
With exceptional exposure along the bustling Michigan Avenue corridor and proximity to major retail, residential, and university hubs, this space is ideal for fitness, salon/spa, boutique retail, or specialty service users ready to thrive in Lansing's most dynamic new development.

LEASE RATE:
\$18-\$20
PSF/YR, NNN
NNN estimated at
\$5.77 PSF/YR

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FLOOR PLAN



SKYVUE

The Skyvue luxury student apartments are convenient to Michigan State University, Frandor Shopping Center and Downtown East Lansing. Located on Michigan Avenue, across from the new AC Marriot and Hyatt House hotels, Skyvue is within walking distance to numerous restaurants, shopping, and entertainment venues. and only minutes from US-127.

Skyvue offers desirable student amenities like top-floor sky lounge, large hot tub, study lounge, turf courtyard, fitness center clubhouse, and a computer lab.



AREA MAP



AREA MAP



AREA INFORMATION



0.8 Miles

to Michigan State University

1.2 Mile

walk to numerous apartment
communities

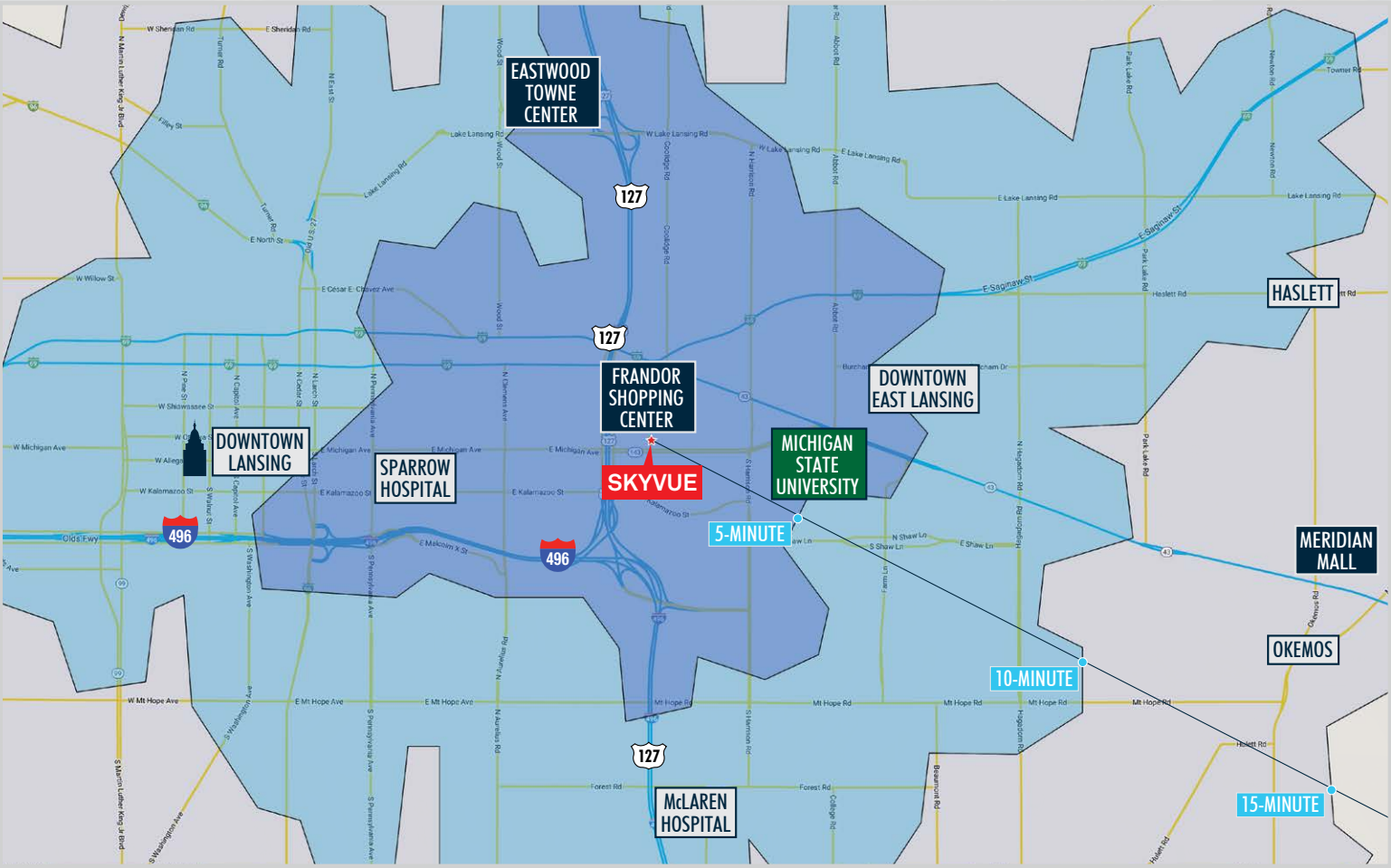
8 Minutes

to East Lansing/Lansing
Downtown Areas

Walking Distance

to Dunham's Sports, Michaels,
T.J. Maxx, HomeGoods, Jo-Ann
Fabrics & Crafts, Ulta, Secretary
of State, Kroger, Staples, Biggby
Coffee, Olga's Kitchen, Blaze Pizza
and more!

DRIVE TIME MAP



TRAFFIC COUNTS

Michigan Avenue	16,800 VPD
US-127	72,800 VPD
Homer Street	15,900 VPD

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	19,931	99,371	187,879
Estimated Households	5,989	37,775	76,236



WHY GREATER LANSING?

Greater Lansing is more famously home to Michigan State University, a premier public research university with over 50,000 students. The 6-Time Football National Champions play at Spartan Stadium, which holds 75,000 fans, and the 2-Time NCAA Basketball Champions play at the Breslin Center, which holds 15,000 fans. MSU is one of the nation's premier land-grant universities, with one of the top agricultural programs in the world. The MSU Pavilion is a 100,000 SF exhibition venue, hosting over 100 events for agriculture and livestock education yearly.



51,316

Total Number
of Students



12,000+

MSU Employees



541,297

Greater Lansing
Population



4.8M

Annual Visitors

LARGEST EMPLOYERS



Blue Cross
Blue Shield
of Michigan



MICHIGAN STATE
UNIVERSITY

EVENT VENUES

SPARTAN STADIUM – CAPACITY: 75,000

Annual Attendance: 500,000

BRESLIN CENTER – CAPACITY: 15,000

Annual Number of Events: 250

WHARTON CENTER – CAPACITY: 3,000

Annual Number of Events: 1,000

JACKSON FIELD – CAPACITY: 10,000

Annual Number of Events: 70