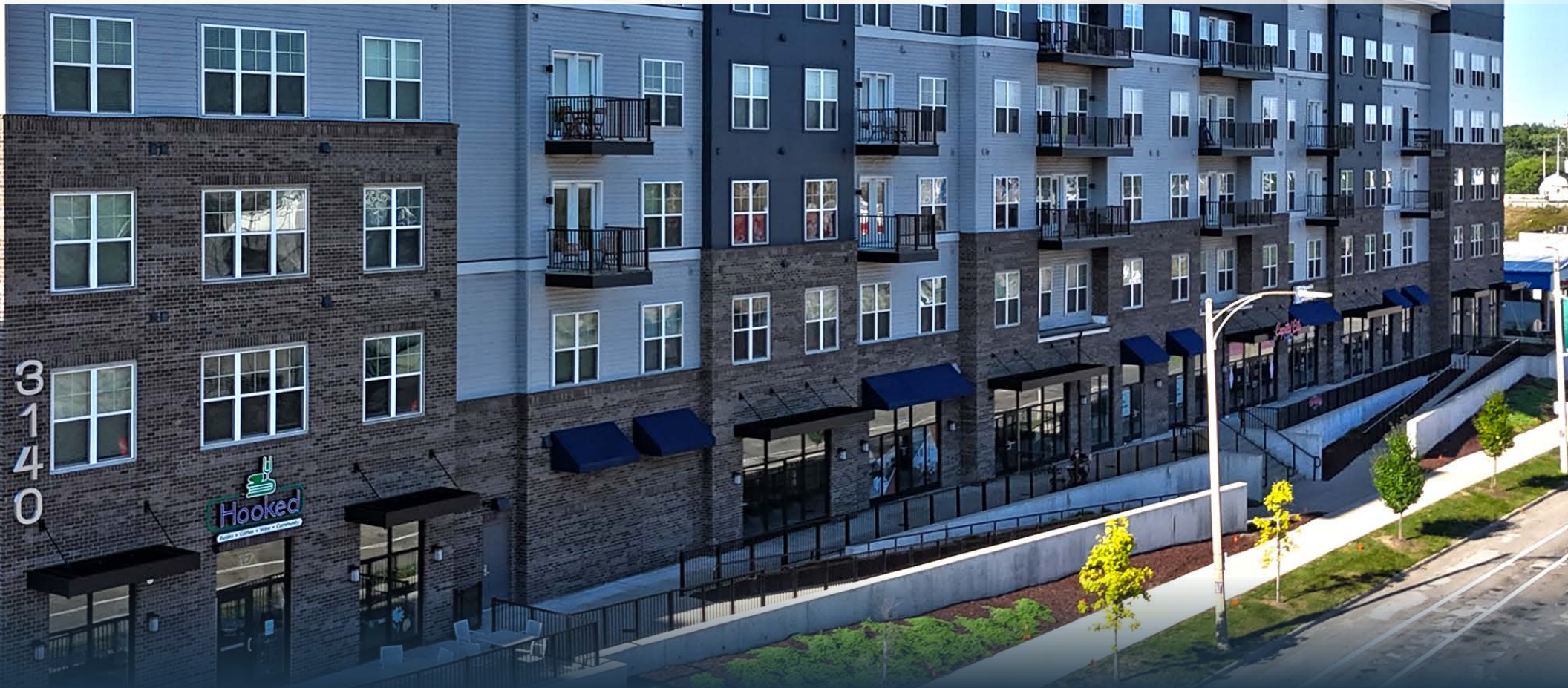


GATEWAY LOFTS MIXED-USE DEVELOPMENT

NEW SPACE ACROSS FROM FRANDOR SHOPPING CENTER



FOR LEASE

Clippert St. &
Michigan Ave.
Lansing, MI

AVAILABLE SPACE:

1,200-2,522 SF



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GROUND FLOOR RETAIL/RESTAURANT SPACE IN LANSING'S PREMIER MIXED-USE DEVELOPMENT

Welcome to The Red Cedar, Lansing's largest and most dynamic mixed-use development, offering up to 2,522 SF of highly visible ground-floor commercial space. Flexible floor plans are available, making it ideal for retail, restaurant, or service users. Select restaurant suites feature kitchen venting, patio seating, and liquor license opportunities.

This high-profile development is anchored by:

University Edge Student Living (800 beds)

Gateway Lofts (180 residential units)

Red Cedar Lodges (130-unit luxury senior living)

AC Marriott & Hyatt Hotels (recently completed)

Surrounded by natural amenities including walking paths, ponds, fountains, and an outdoor amphitheater, the site offers a vibrant environment for businesses and visitors alike. Located on Michigan Avenue, the property enjoys direct access to Michigan State University just to the east, and is conveniently positioned between downtown Lansing and East Lansing—each less than 8 minutes away.

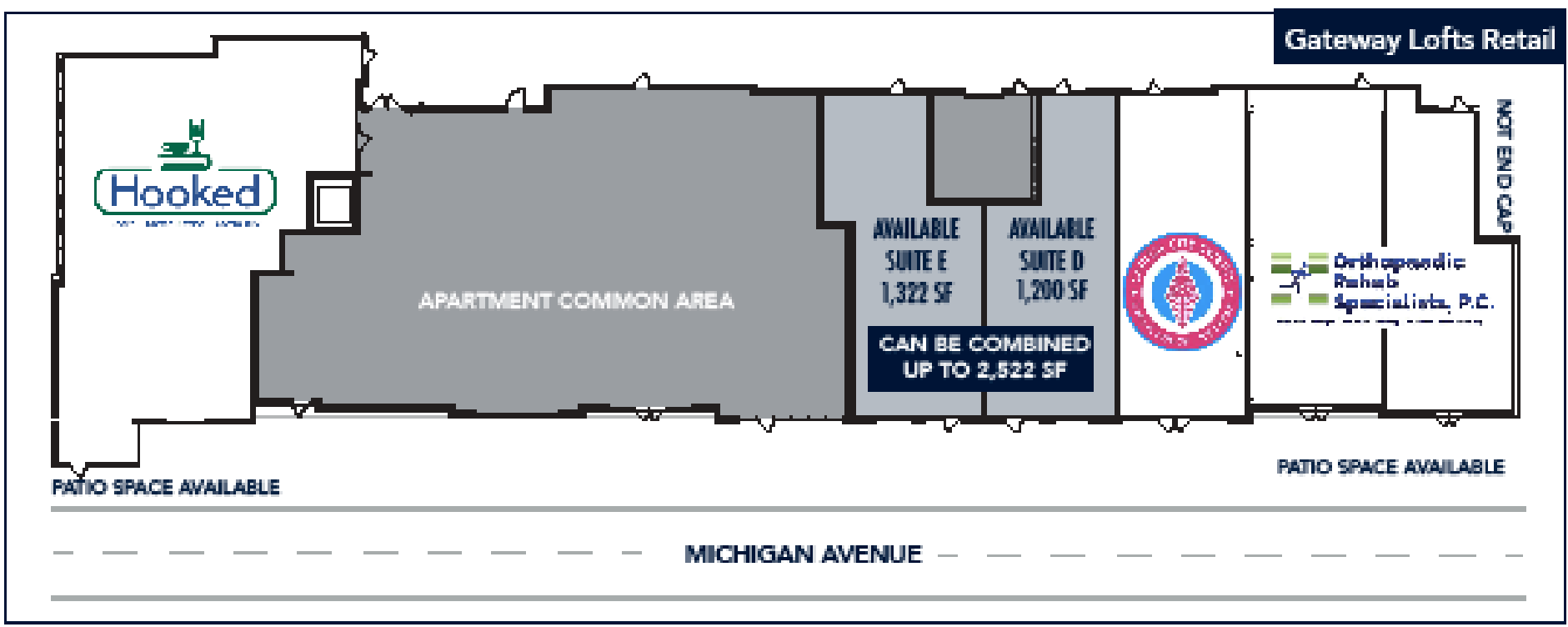
Directly across from Frandor Shopping Center and bordered by the Red Cedar River to the south, this location offers exceptional foot traffic, connectivity, and visibility in one of the region's most exciting destinations.

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LEASE RATE:
\$20-25.00
PSF/YR NNN

Includes aggressive tenant improvement allowance

FLOOR PLANS



PROPERTY FEATURES

 SPACE AVAILABLE: 1,200-2,522 SF End cap or in-line	 RESTAURANT: Suites with venting & patio seating	 CONVENIENT: Surface parking
 ACCESS: Easy ingress/egress	 PROMINENT: Building signage	 LOCATION: Near MSU and Frandor

PROPERTY BROCHURE

Gateway Lofts, Red Cedar Development, Lansing, MI



SURROUNDING AREA

Three points of ingress/egress from Michigan Ave. and Clipper St.

Walking distance to Michigan State University.

High density student housing with 800 beds on site, with numerous complexes nearby.

Centrally located with immediate access to US-127 and I-496.

Across from Frandor Shopping Center home to popular eateries Panera Bread, Qdoba, Jet's Pizza, Olga's Kitchen, Red Lobster, Blaze Pizza, Taco Bell, Wendy's, Arby's, Penn Station, McDonalds and more

Near new and successful mixed-use developments SkyVue, Midtown Lansing Apartments and adjacent ROECO development site (former Sears).

PROPERTY BROCHURE

Gateway Lofts, Red Cedar Development, Lansing, MI



AREA INFORMATION

1 Minute

across from the 450,000 SF Frandor Shopping Center

<0.5 Miles

to Michigan State University with 63,000+ Students and Faculty

<0.5 Miles

or Less to US-127 and I-496

9 Minutes

to Downtown Lansing

Convenient To

shopping, restaurants numerous apartments, 2 major highways

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Population	96,668	181,733	318,444
Average HH Income	\$64,986	\$70,745	\$81,266

TRAFFIC COUNTS - VPD

Clippert St.	8,457
Howard St.	11,557
US-127	63,166

WHY GREATER LANSING?

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