

BROOKFIELD PLAZA ON HIGH TRAFFIC CORNER ACROSS FROM MICHIGAN STATE UNIVERSITY CAMPUS



FOR LEASE
1351 East Grand River Ave.
East Lansing, MI

AVAILABLE:
SUITE A: 2,700 SF



CARSON PATTEN

Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com

SAMANTHA LE

Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com



1111 Michigan Ave., Ste 300
East Lansing, MI 48823
martincommercial.com

ESTABLISHED RETAIL CENTER

1351 E Grand River, Brookfield Plaza, East Lansing, MI



PRIME RETAIL SPACE ALONG EAST LANSING'S BUSY GRAND RIVER CORRIDOR

Positioned in the heart of East Lansing's bustling retail district, 1351 E. Grand River Avenue offers exceptional visibility and foot traffic just an eight minute walk from Michigan State University's campus. This former Rite Aid space is in white box condition and can be divided to accommodate a wide range of retail, service, or dining concepts.

The property is part of a 38,000-square-foot retail strip center that provides dual access from both Grand River Avenue and Hagadorn Road, ensuring convenience and strong traffic exposure. With ample free parking for approximately 233 vehicles, a prominent pylon sign, and a walk score of 86, this location delivers unbeatable accessibility and consumer visibility.

Surrounded by a strong mix of co-tenants including Grand Traverse Pie Company, Peppino's Pizza, TOASTE, Sultan's Mediterranean, The Morning Post, and D'Nulffo's Seafood & Chophouse, this center is also welcoming RJ's Metropolitan Ice Cream—coming soon!

Ideally situated between Downtown East Lansing and Okemos, this vibrant corridor connects students, residents, and professionals—making 1351 E. Grand River Avenue a premier destination for any retailer looking to capitalize on steady traffic and a thriving local market.

LEASE RATE:
\$18.00-\$20.00

PSF/YR NNN

NNN Estimated Expenses: \$3.75 PSF/YR

PROPERTY FEATURES



PARKING:
+/-233 Paved
Spaces



WALK SCORE:
86



VISIBILITY:
High Student
Traffic



SIGNAGE:
Building and Pylon

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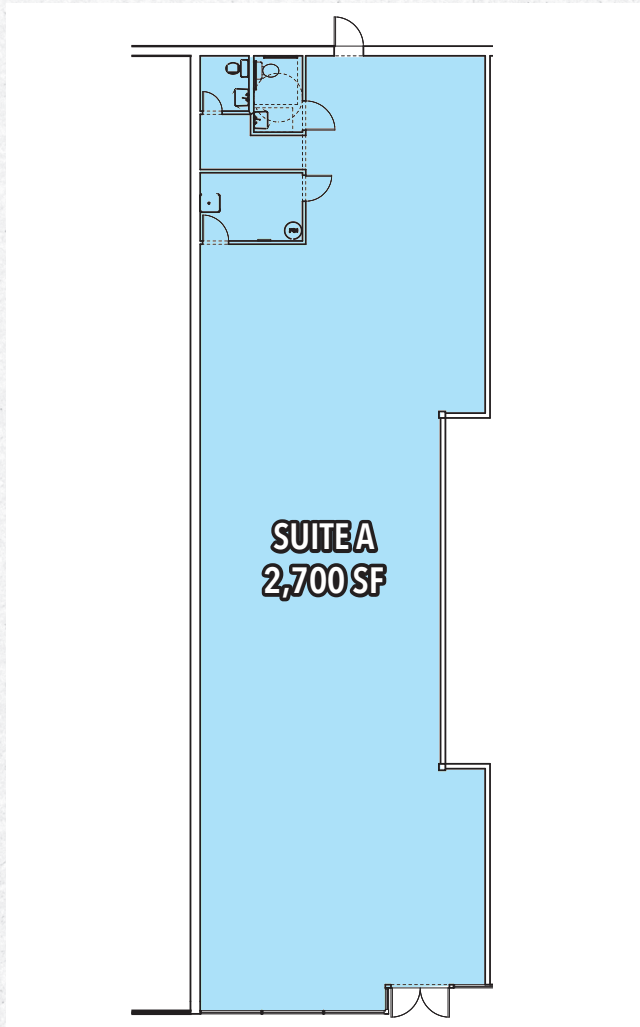
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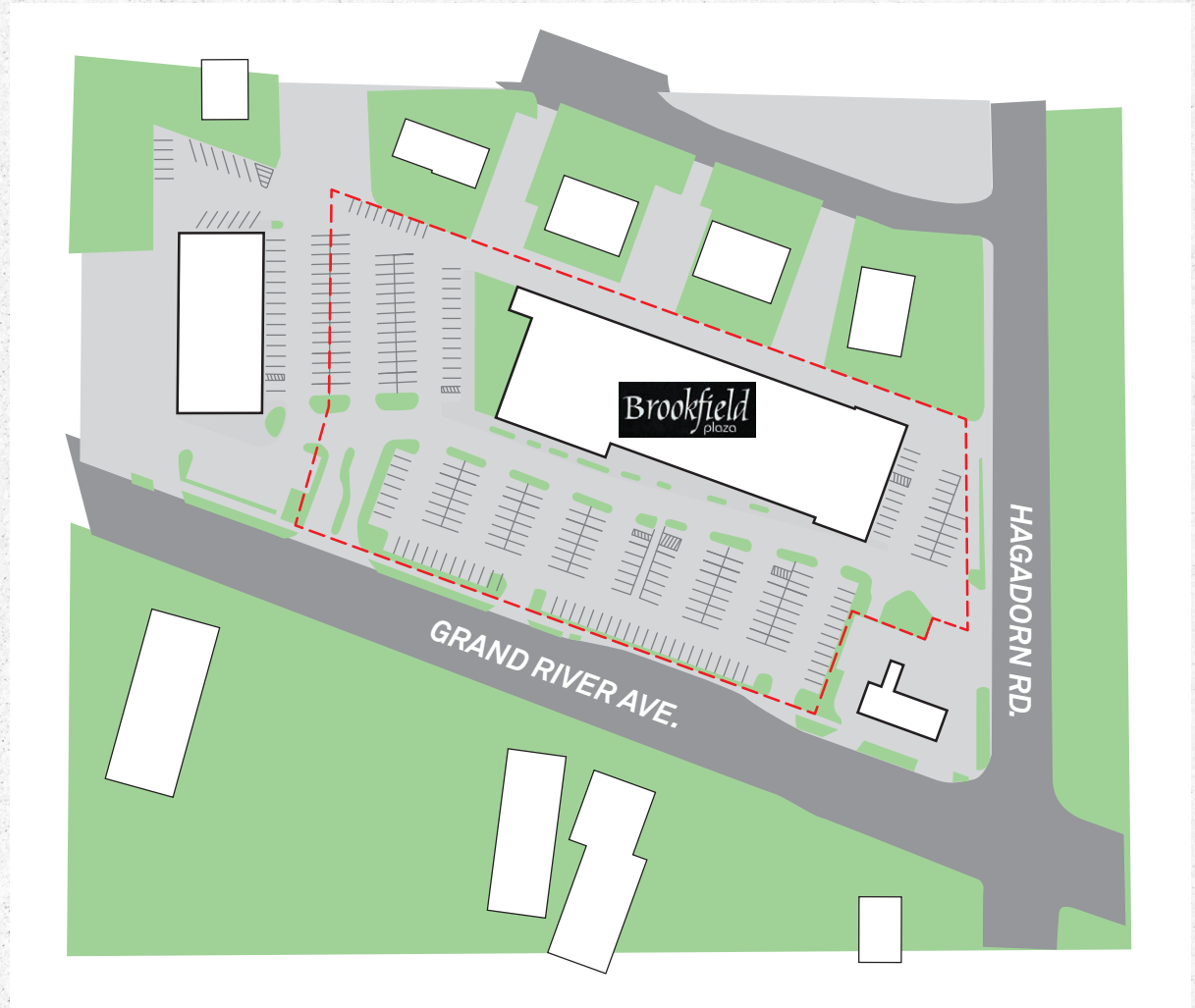


THE PROPERTY

FLOOR PLAN:



SITE PLAN:



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AREA INFORMATION

<17 Minute

walk to Downtown East Lansing

8 Minute

walk to Michigan State University Campus

±60 Restaurants

locally and 13 coffee specialty shops

Conveniently

Located

in Retail Corridor with Shopping, Restaurants, Entertainment, with Rapidly Growing Multi-Family Unit Market



TRAFFIC COUNTS

Grand River Ave.	29,668 VPD
N. Hagadorn Rd	19,462 VPD
S. Hagadorn Rd	33,194

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Housing Units	5,376	29,948	62,498
Average HH Income	\$66,215	\$99,280	\$100,291
Walk to Work	2,077	4,468	5,442