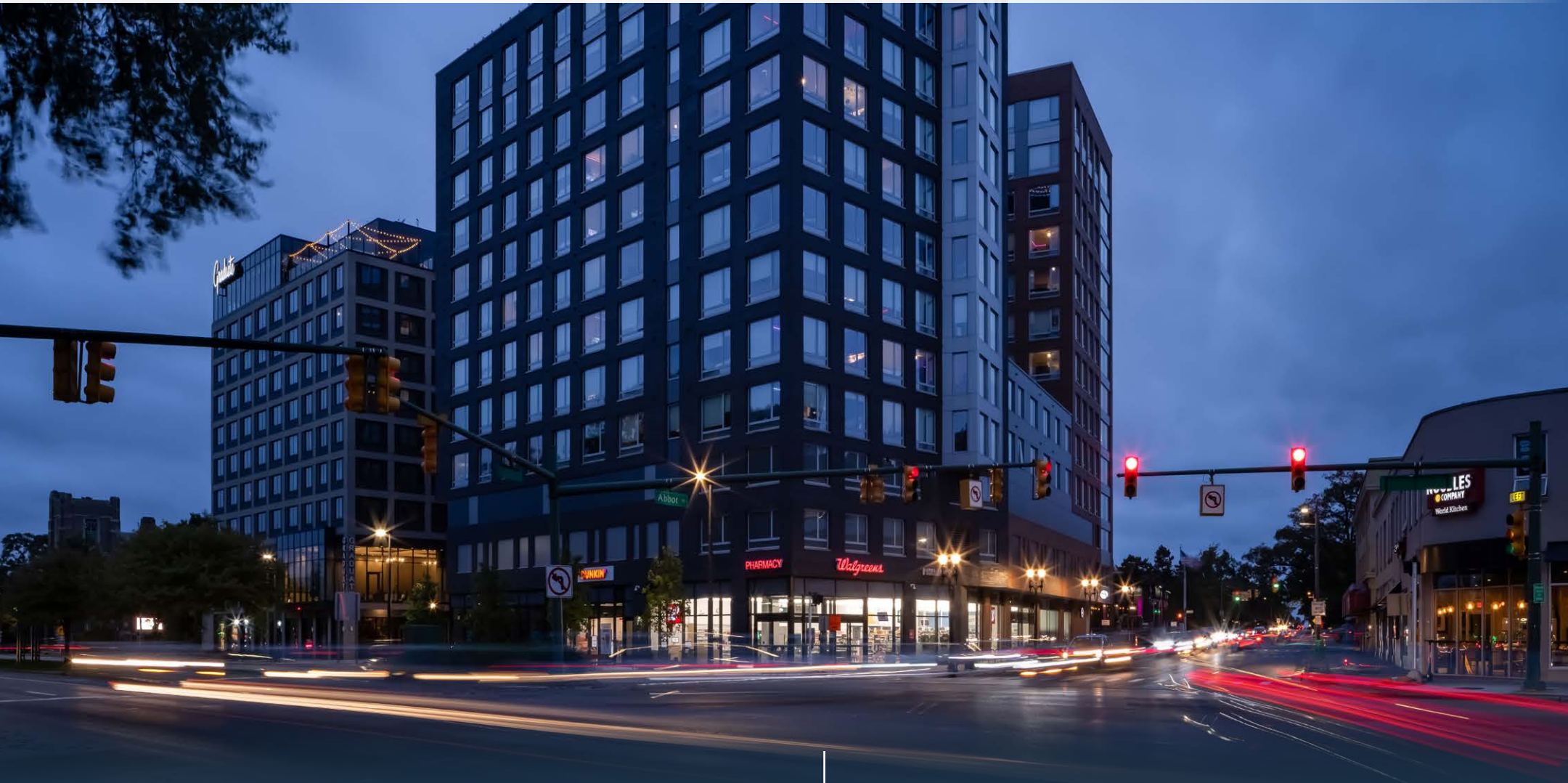


THE ABBOT, GROUND FLOOR RETAIL SPACE ACROSS FROM MICHIGAN STATE UNIVERSITY



FOR LEASE
100 W Grand River Ave.
East Lansing, MI

AVAILABLE:
1,500-2,930 SF

SITE SOURCE
RETAIL BROKER NETWORK

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Martin
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100 W Grand River Ave., East Lansing, MI

JOIN WALGREENS AND DUNKIN' ACROSS FROM MICHIGAN STATE UNIVERSITY

Iconic mixed use space below 196 luxury residential units. Ideal space for retail/restaurant space with venting in place for kitchens. Brand new corner space is ready for be build out, with floor to ceiling windows. Adjacent to the eight story new MSUFCU Abbot Rd branch, opened in 2023. Premier exposure and steady foot traffic at lighted corner of Grand River Avenue and Abbot Road, in East Lansing's downtown commercial district.

LEASE RATE:

\$30.00

PSF/YR, NNN

PROPERTY FEATURES



SUITE:
1,500-2,930 SF,
White Box Space



SITE:
Corner Space, on
Grand River Ave.



SIGNAGE:
Building



WALK SCORE:
91



VENTING:
Restaurant Space
Opportunity



LOCATION:
Near ±63,000 MSU
Students





The floor plan illustrates a commercial building layout with the following features:

- Streets:** The building is situated at the intersection of Abbot Rd. (top), Albert St. (left), Grand River Ave. (right), and Evergreen Ave. (bottom).
- Walgreens:** A large orange-colored section of the building is labeled "Walgreens".
- Dunkin' Donuts:** A green-colored section of the building is labeled "DUNKIN' DONUTS".
- Available Space:** A blue-colored section of the building is labeled "1,500-2,930 SF AVAILABLE".
- Parking Ramp:** A yellow-colored section of the building is labeled "PARKING RAMP".
- Other Rooms:** The plan includes various utility and storage rooms such as "ELECTRICAL ROOM", "MAIL ROOM", "STORAGE", "TRASH", "BIKE STORAGE", "ELEV", "ELEV", "SERVICE ELEV LOBBY", "LOADING CORR.", "ELECTRICAL ROOM", "WDF", "MCH", "ELECTRICAL ROOM", "MAIL ROOM", "STORAGE", "TRASH", "BIKE STORAGE", "ELEV", "ELEV", "SERVICE ELEV LOBBY", "LOADING CORR.", "ELECTRICAL ROOM", "WDF", "MCH".
- North Arrow:** A north arrow is located in the upper right corner of the plan.





100 W Grand River Ave., East Lansing, MI



63,000±

Total Number of Students



12,000+

MSU Employees

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

ELI AND EDYTHE BROAD ART MUSEUM

Annual Attendance: 125,000+



100 W Grand River Ave., East Lansing, MI



AREA INFORMATION

1 Minute
to Michigan State University with
±63,000 students & faculty

<7 Minute
drive to 20 East Lansing
Apartment Complexes

Walking Distance
to Downtown East Lansing Shopping,
Restaurants, Hotels, and numerous
residents

<6 Minute
walk to Target, Newman Lofts,
City Center District Shops, St.
Anne Lofts, and 300 Grand
Apartments

<10 Minute
bike ride to 20 MSU
Dormitories



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Brokerage
Services



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Management



Construction
Services



Investment
Services



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