

FOR LEASE

601 E. Michigan Avenue, Lansing



Prominent Retail Space on Hard Corner Downtown Lansing

SPACE AVAILABLE:

- Ground floor: 1,700 SF (former Rum Runners)
- Immediate occupancy
- Excellent for café, art or yoga studio and more!

PROPERTY INFORMATION:

- Well-preserved vintage building with oversized windows
- Beautiful space with soaring ceilings, wood floors, and exposed brick
- HVAC and ADA restrooms in place

LOCATION:

- NE corner of Michigan Avenue and Larch Street, in the heart of downtown's entertainment corridor
- Prominent building signage
- Lighted corner with excellent visibility
- Steady traffic counts
- Heavy foot traffic - immediately across from Jackson Field, Courtyard by Marriott and Meijer Capital City Market
- Only steps from new mixed-use developments and blocks from the State Capitol and Sparrow Hospital
- Lit area with sidewalks
- Convenient street parking
- Located along the CATA bus line

LEASE RATE:

\$16.00
PSF/YR, NNN

FOR MORE INFORMATION:

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AREA INFORMATION:

0.5 Miles

To State Capitol

0.6 Miles

I-496 Highway Entrance

0.7 Miles

To Lansing Community College

2.4 Miles

To Michigan State University

Walking Distance

To restaurants, entertainment
and lodging

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	12,816	91,535	197,148
Median Age	31.6	31.6	30.3
Average HH Income	\$56,480	\$66,216	\$69,407

TRAFFIC COUNTS

Michigan Avenue	18,088 VPD
Larch Street	11,603 VPD

AREA HIGHLIGHTS

601 E. Michigan is located in an entertainment district and the fastest-growing part of Downtown Lansing. Below are just few highlights:

- The property is next to **Lugnuts'** ballpark, **Jackson Field**, opened in 1996.
- The **Lugnuts** attract nearly 300,000 visitors each year.
- **Jackson Field** is primarily used for baseball, though it has also hosted an ice skating rink, an outdoor movie theater, a haunted house, and served as a concert venue for the annual **Common Ground Music Festival**.
- **BLOCK600**, located to the south, opened in 2020 and is home to 40 residential apartments, a 37,000 SF **Capital City Market** and the 122-room **Courtyard by Marriott**.
- Located to the southwest, the four-story mixed-use **Stadium District** has 40 residential units and is home to commercial tenants, **Biggby Coffee**, **Greater Lansing Convention & Visitors Bureau**, the **Lansing Regional Chamber of Commerce** and **Fifth Third Bank**.
- The **Outfield** consists of 84 luxury lofts overlooking Jackson Field.

