

PRIME RETAIL SPACE ON GRAND RIVER AVENUE

LOCATED IN THE HEART OF OKEMOS' RETAIL CORRIDOR



FOR LEASE
2049 W Grand River
Okemos, MI

AVAILABLE:
3,944 SF



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MODERN STOREFRONT SPACE SURROUNDED BY AFFLUENT DEMOGRAPHICS

Positioned along Grand River Avenue in the center of Okemos' premier retail and dining corridor, this modern 3,944 SF space offers an exceptional opportunity to serve one of the region's most affluent and active consumer bases. Built in 2016, the suite features large windows, doorstep parking, and a flexible layout that can accommodate a wide variety of retail, showroom, service, or specialty users seeking a highly visible location in a thriving commercial district.

Surrounded by national retailers, popular restaurants, upscale residential neighborhoods, and Michigan State University just minutes away, the property benefits from strong traffic counts, excellent demographics, and consistent consumer activity. Prominent pylon and building signage further enhance visibility.

LEASE RATE:
\$20.00-25.00
PSF/YR, NNN

PROPERTY FEATURES



BUILT:
2016



LAYOUT:
Flexible for a Variety
of Users



LOCATION:
Okemos' Primary
Retail and Dining
Corridor



DEMOGRAPHICS:
Affluent



NEAR:
Michigan State
University

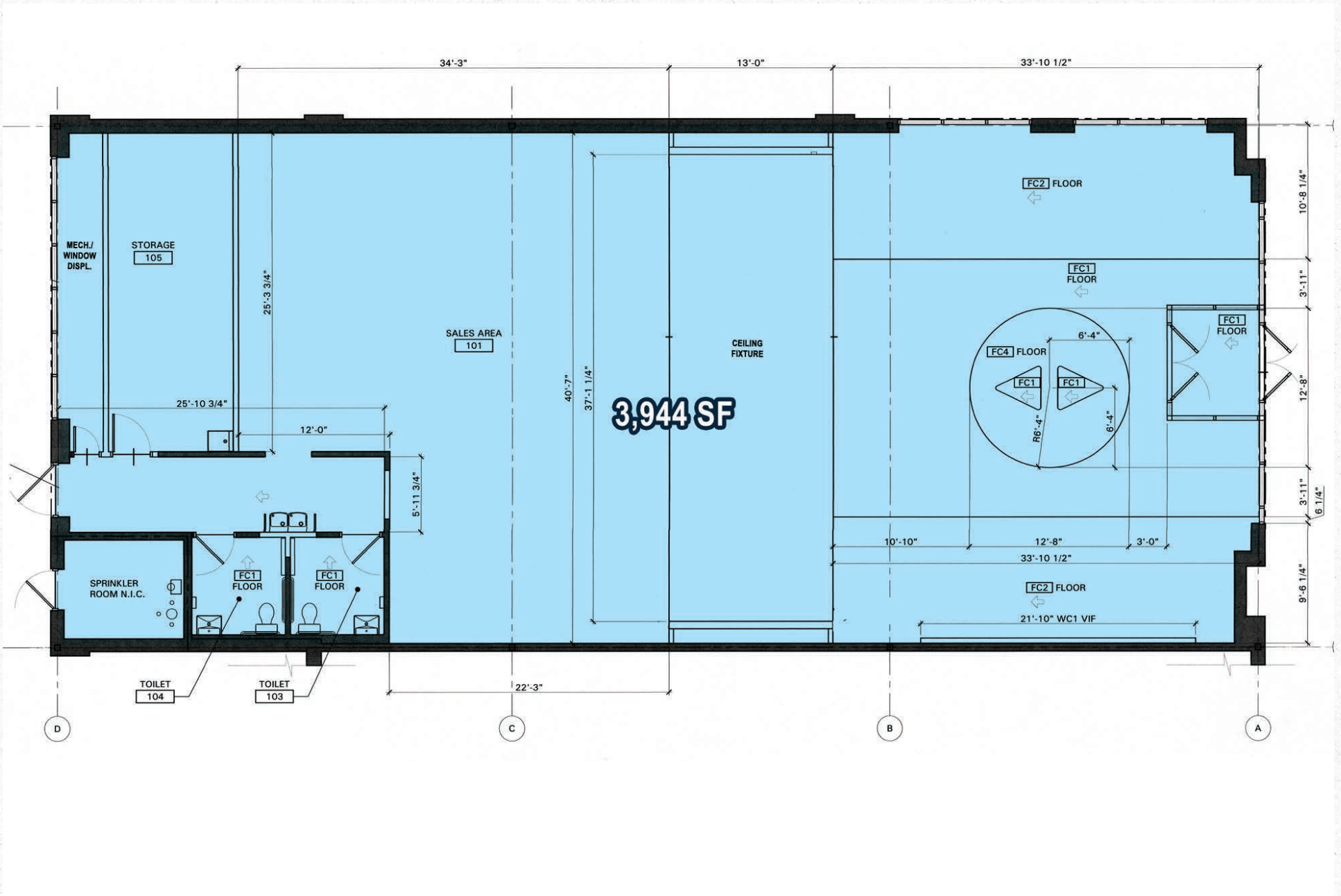


SIGNAGE:
Pylon and Building



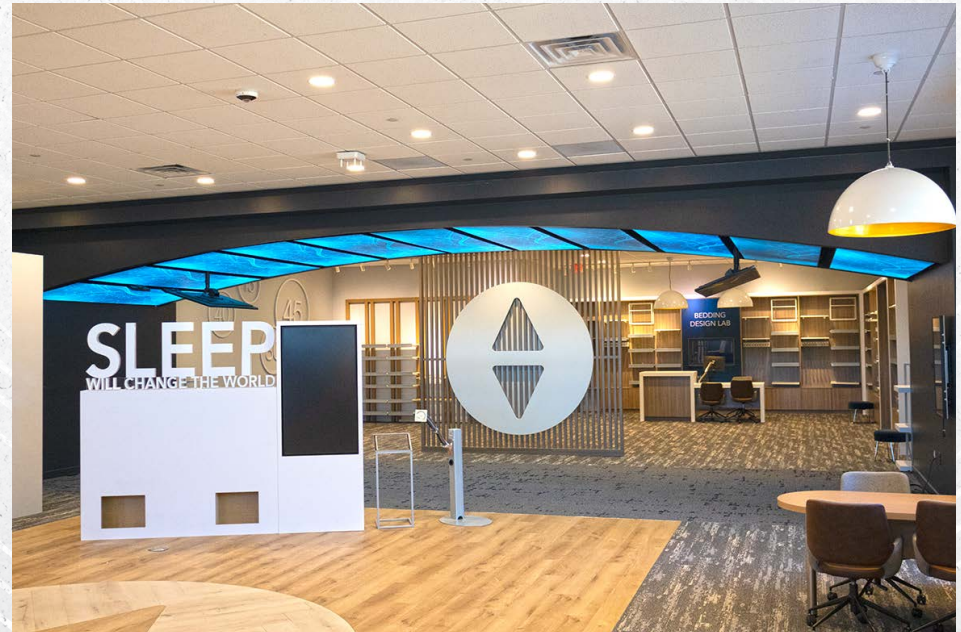


FLOOR PLAN





GALLERY





AREA INFORMATION

Minutes

to Meridian Mall with national retailers; Dick's Sporting Goods, H&M, Macy's, Schuler Books, and more

Minutes

to popular national restaurants; Chick-fil-A, Chipotle Mexican Grill, Panera Bread, Taco Bell, Olive Garden, Chili's, and more

<3 Miles

to Michigan State University, downtown East Lansing, and student housing

Convenient

to many surrounding housing units, apartment complexes, and neighborhoods



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	4,702	57,040	112,539
Households	1,966	21,535	43,314
Average HH Income	\$159,006	\$123,299	\$108,601

TRAFFIC COUNTS - VPD

W Grand River Ave.	23,114
Okemos Rd.	22,552
Marsh Rd.	15,916

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