

HARD CORNER OF W SAGINAW HWY & CLINTON ST.

HIGHLY VISIBLE, FLEXIBLE RETAIL SPACE



FOR LEASE
715 S Clinton St.
Grand Ledge, MI

AVAILABLE:
2,000-10,000 SF



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FREE STANDING, DRIVE-THRU WITH FLEXIBLE CONFIGURATIONS

Positioned at the hard corner of West Saginaw Highway and South Clinton Street, this freestanding building offers 2,000 to 10,000 SF with excellent storefront visibility, an existing drive-thru, and a demisable floor plan that can accommodate multiple tenants. The large, open interior provides flexibility for a broad range of retail, medical, office, restaurant, fitness, showroom, financial, and service uses, while ample surface parking and a monument signage opportunity further enhance the property's usability and exposure.

The property sits within an established and growing commercial corridor adjacent to Meijer and near McDonald's, Dollar Tree, and numerous other retailers, with a future Aldi adding another significant traffic generator to the immediate area. B-1 Highway Service zoning, immediate occupancy, and convenient access to M-43/Saginaw Highway, I-96, and the Greater Lansing market make this a versatile location for businesses looking to establish or expand their presence in Grand Ledge.

LEASE RATE:

\$17-25.00

PSF, NNN

PROPERTY FEATURES



FLOOR PLAN:
Demisable,
Flexible Layouts



BUILDING:
Freestanding,
Existing Drive-thru



ZONING:
B-1, Highway Service



LOCATION:
Hard-corner,
Monument Signage



PARKING:
Ample Surface



OCCUPANCY:
Immediate Move-in





AERIAL VIEW





SITE PLAN



SITE AERIALS





AREA INFORMATION

5 Miles

to I-69 and I-496

5 Miles

to Horrocks Farmers Market and the Marketplace at Delta Township

10 Minutes

to Lansing Mall, Regal Movie Theatre, and Edgewood Towne Center

<20 Minutes

to Capital Region International Airport, Royal Scot Lansing, and Airport Road

12 Miles

to Downtown Lansing



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	5,624	16,001	29,217
Households	2,515	6,778	13,038
Average HH Income	\$109,470	\$119,419	\$116,679

TRAFFIC COUNTS - VPD

W Saginaw Hwy.	22,890
S Clinton St.	13,035
Willow Hwy.	3,988

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