

RESTAURANT SPACE IN MAJOR RETAIL CORRIDOR

AT THE PROMINENT TRIANGLE OF E. GRAND RIVER AND E. SAGINAW AND COOLIDGE INTERSECTION



FOR LEASE

1542 W. Grand River Ave.
East Lansing, MI

AVAILABLE:

1,118 SF



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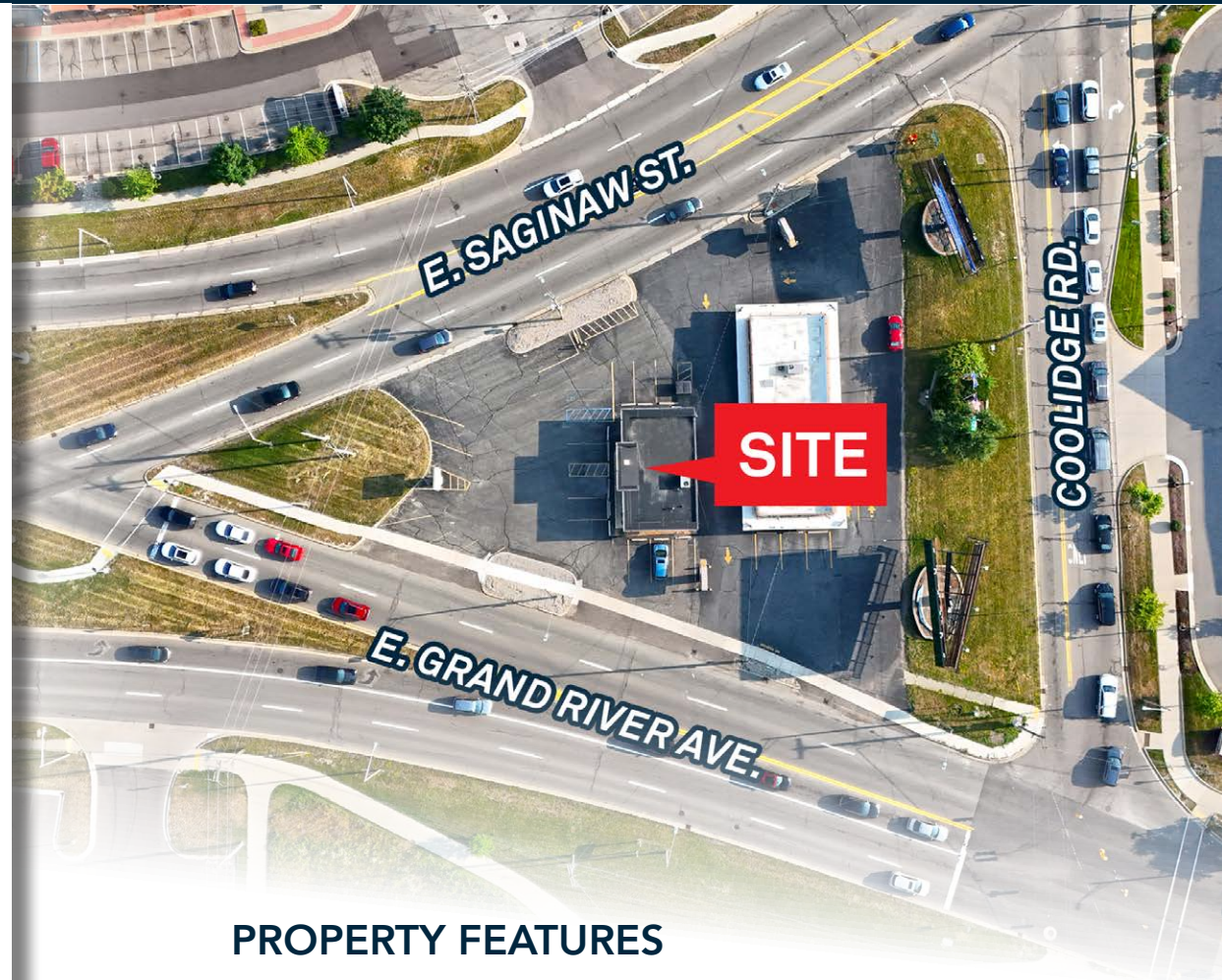


SECOND-GENERATION RESTAURANT/ CAFÉ SPACE

1542 W. Grand River Avenue is a move-in ready site designed for a variety of food and beverage concepts, such as coffee shops, smoothie and juice bars, bakeries, dessert destinations, healthy food markets, salad concepts, and sandwich shops. The property features 18 striped parking spaces, dual access points from both Grand River Avenue and Saginaw Street, and highly visible pylon signage, providing excellent accessibility and exposure.

Ideally positioned just moments from Frandor Shopping Center: one of Greater Lansing's premier retail destinations experiencing significant recent growth. The center's expanding lineup of national retailers and quick-service restaurants, including Total Wine & More, Shake Shack, Wingstop, Barnes & Noble, and Batteries Plus, complements longtime anchors such as Michaels, TJ Maxx, HomeGoods, World Market, Olga's Kitchen, and Panera Bread, creating a vibrant retail environment that attracts consistent consumer traffic throughout the day.

Located just minutes from Michigan State University, the site benefits from a diverse customer base of students, faculty, area residents, and nearby office users. Combined with convenient access to US-127 and surrounding East Lansing neighborhoods, this highly connected location offers an exceptional opportunity to capitalize on one of the region's most active retail corridors.



PROPERTY FEATURES



SPACE:
1,118 SF



ACCESS:
From both
North
& South



PARKING:
18 Spaces



HIGH PROFILE:
Pylon Signage



MOVE-IN:
Ready
Restaurant
Space



LOCATION:
Close to Frandor,
US-127 & MSU

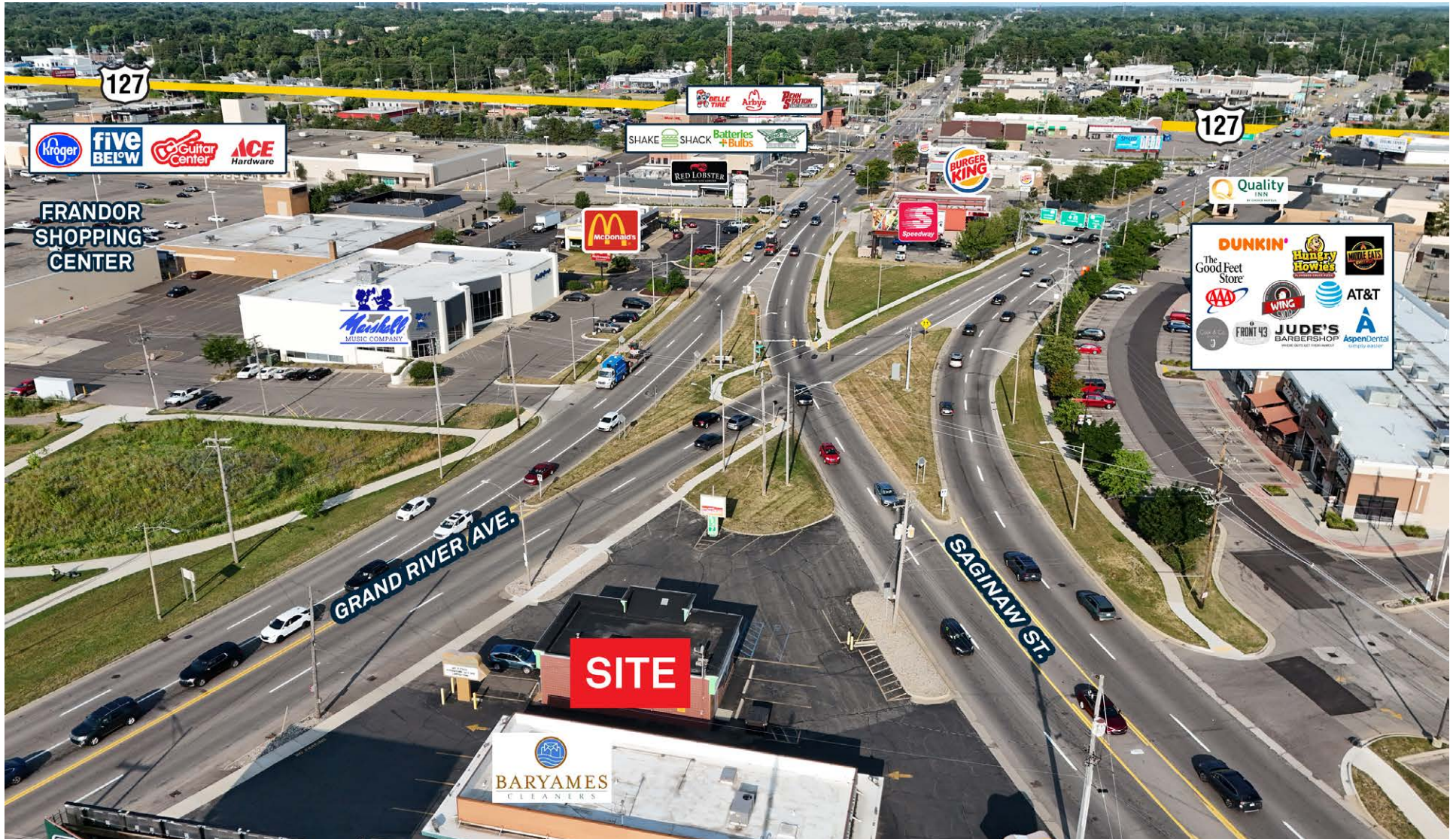
LEASE RATE:

\$30.00 PSF, NNN

(NNN EST. \$5.00 PSF)

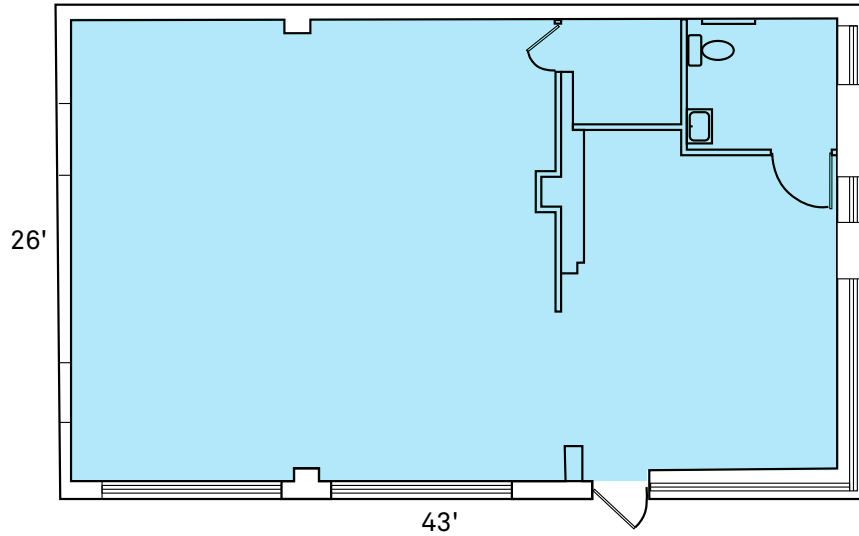


AREA RETAILERS





FLOOR PLAN





FRANDOR SHOPPING CENTER





AREA INFORMATION

Across

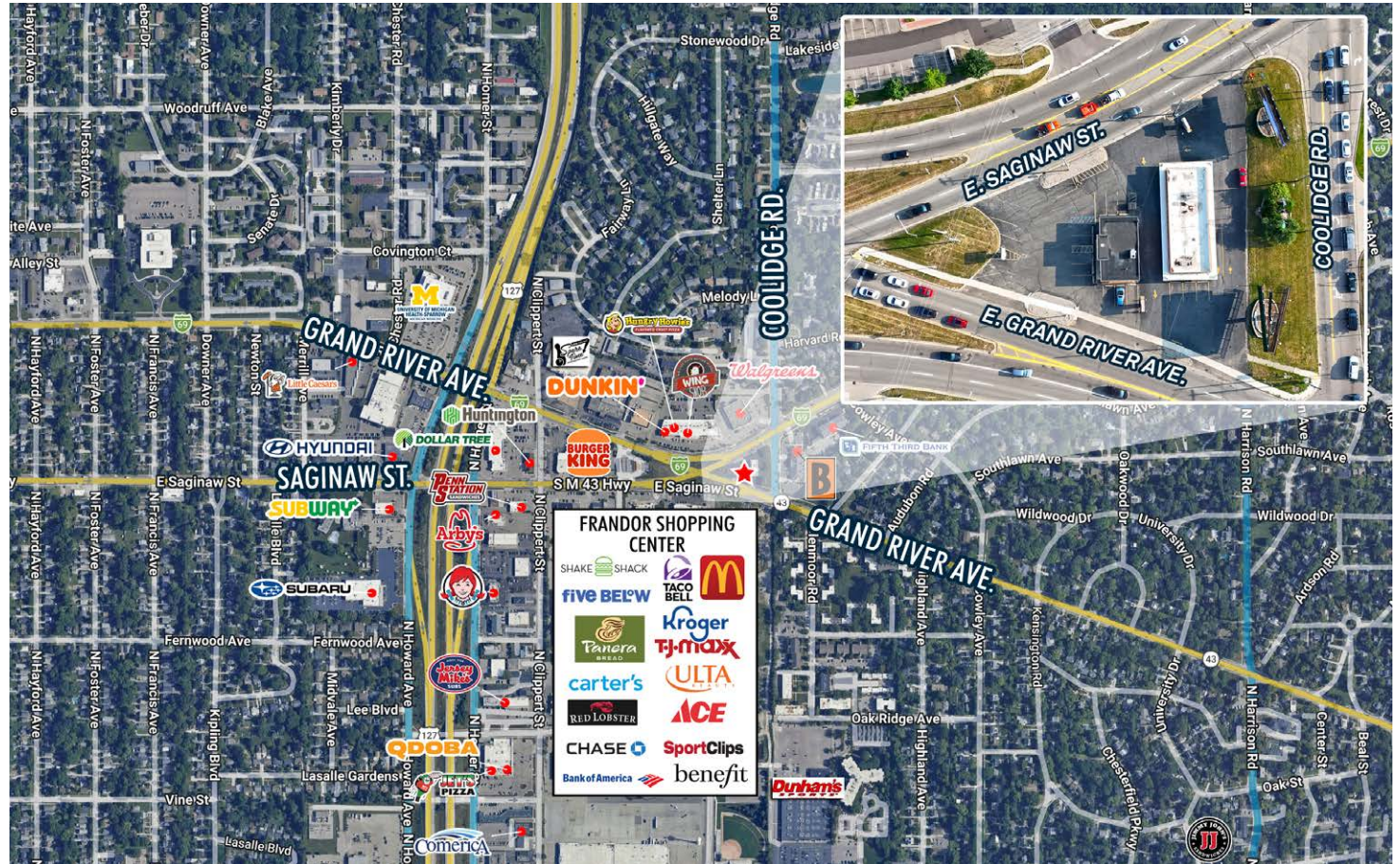
the street from Frandor Shopping Center home to Kroger, Michaels, TJ Maxx, Home Goods, World Market, Ace and more.

<0.5 Miles
to US-127

2.7 Miles
to Meijer, Menards, and Target retail centers

<4 Miles
to UM Health Sparrow and McLaren Greater Lansing Hospitals

4.6 Miles
to Michigan State University



DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	21,298	99,597	178,970
Households	8,570	39,538	75,537
Average HH Income	\$97,765	\$80,716	\$87,627

TRAFFIC COUNTS - VPD

Grand River Ave.	18,515
Saginaw St.	25,575
Coolidge Rd.	2,600

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