

FOR LEASE

2546 East Jolly Road, Lansing, MI



Retail/Service Space Available Near US-127 & New McLaren Hospital

SPACE AVAILABLE:

- Suite 3: 1,200 SF

PROPERTY INFORMATION:

- Located at the intersection of Jolly Road & Dunckel Road near the US-127 interchange
- Great visibility and high daily traffic volume
- Join Jersey Giant, Biggby Coffee, Verizon Wireless and S Nail Lounge
- 6,400 SF retail center with generous front door parking and prominent position on pylon sign
- Area businesses include Tim Hortons, McDonald's, Leo's Lodge and more
- Easy access to US-127, I-496, and I-96
- Convenient to several nearby businesses and medical offices
- Over 2,300 apartment units within one mile

LEASE RATE:

\$13.50
PSF/YR, NNN

EXPENSES ESTIMATED AT \$7.50 PSF/YR

FOR MORE INFORMATION:

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AREA INFORMATION:

1.2 Miles

To US-127/I-496

1 Mile

To numerous medical offices on Pine Tree Road

2.4 Miles

Meijer, Target, Panera Bread, Culver's at Pennsylvania Ave./I-96 interchange

3.9 Miles

To Michigan State University

Convenient To

Okemos, East Lansing and interstate highways

DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	4,523	51,211	178,980
Average Households	2,243	22,366	71,202
Average HH Income	\$56,492	\$62,008	\$65,784

TRAFFIC COUNTS

Jolly Road	45,506 VPD
E Juncture I-96 & Dunckel Rd.	65,282 VPD
Dunckel Rd. & Trowbridge Rd.	75,558 VPD