

PRIME DOWNTOWN LOCATION ACROSS FROM MSU TURNKEY SUBLEASE OPPORTUNITY



SUBLEASE
641 E. Grand River Ave.
East Lansing, MI

AVAILABLE:
1,922 SF
SITE SOURCE
RETAIL BROKER NETWORK

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PRIME RESTAURANT SPACE WITH CONSISTENT PEDESTRIAN ACTIVITY

This commercial suite offers strong visibility and functionality, featuring large storefront windows that provide abundant natural light and enhance the overall customer experience. Existing furniture, fixtures, and equipment are available for purchase, allowing for a streamlined setup.

Positioned on a prominent corner, the property includes on-site metered doorstep parking, a rare and valuable amenity in Downtown East Lansing that improves convenience and accessibility for patrons. Located within a mixed-use building that includes the 10-unit Campus Gate Apartments and ground-floor tenants Chase Bank and Jimmy John's, contributing to steady foot traffic. Directly across from Michigan State University, the location benefits from a proven demand for food, beverage, dessert, and quick-service concepts. Along East Grand River Avenue, one of the area's busiest retail corridors, the property is surrounded by a dynamic mix of national retailers, local restaurants, entertainment venues, and service businesses, reinforcing its position within a highly active and desirable commercial market.

LEASE RATE:

\$27.72

PSF/YR, NNN

PROPERTY FEATURES



SIZE:
1,922 SF



PARKING:
Doorstep
Metered



FF & E:
Available for
Purchase



LOCATED:
Across From
MSU

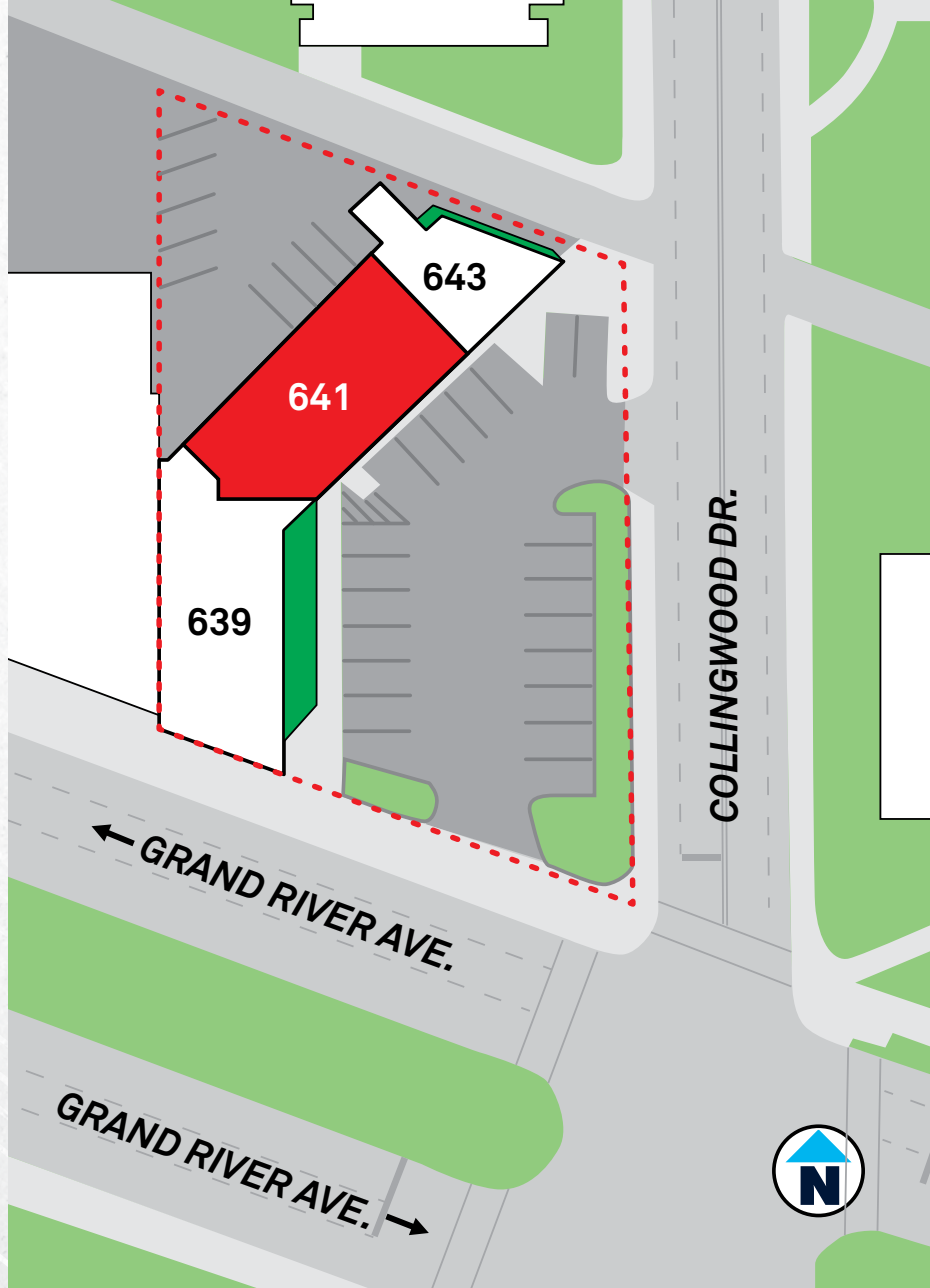


AERIAL MAP

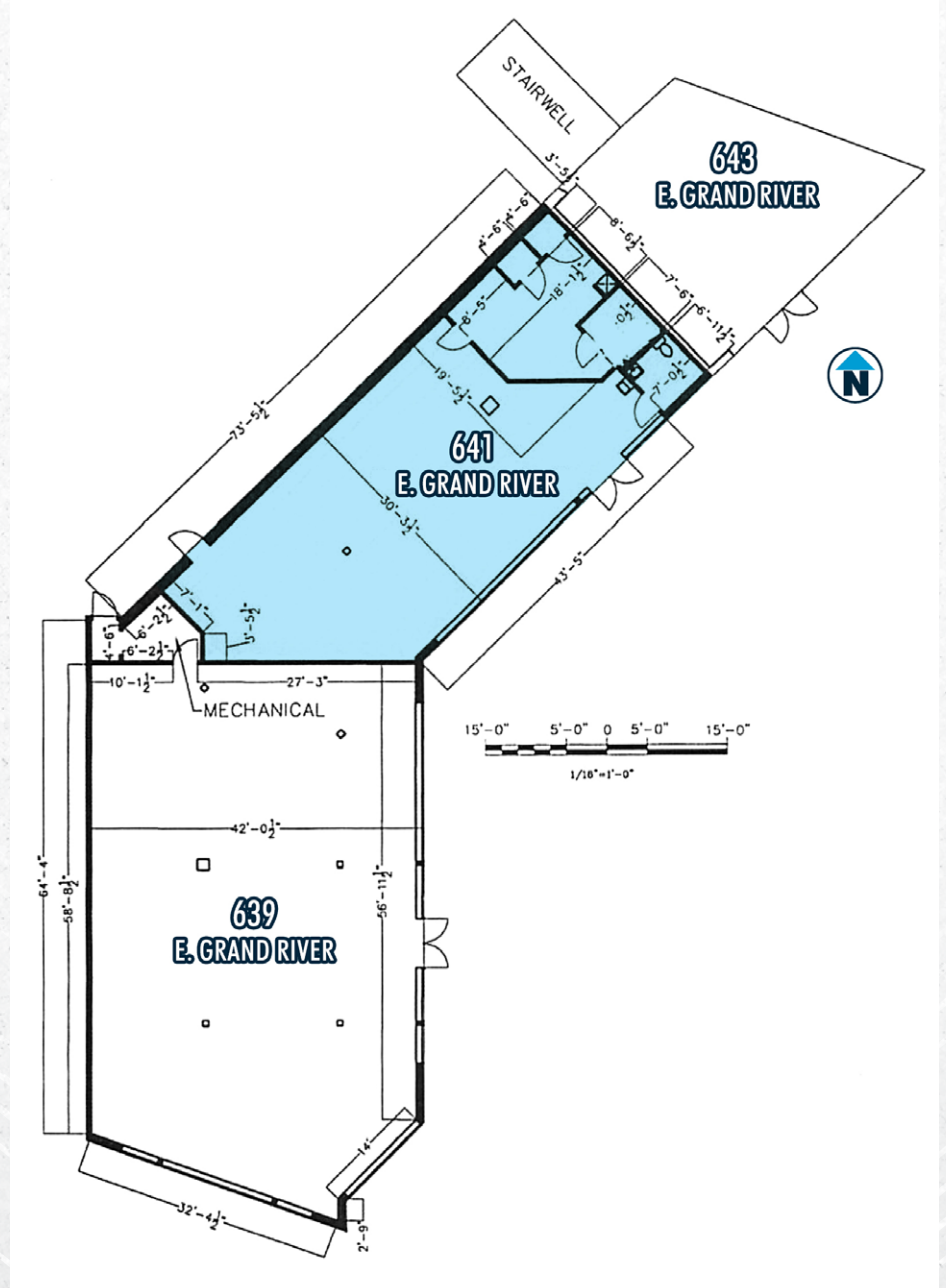




SITE PLAN



FLOOR PLAN





AREA INFORMATION

Area Retailers

Starbucks, Qdoba, Five Guys, Chipotle, Jersey Mike's, Insomniac Cookies, Cottage Inn, McDonalds, Buffalo Wild Wings, CVS, Urban Outfitters and much more!

3 Miles

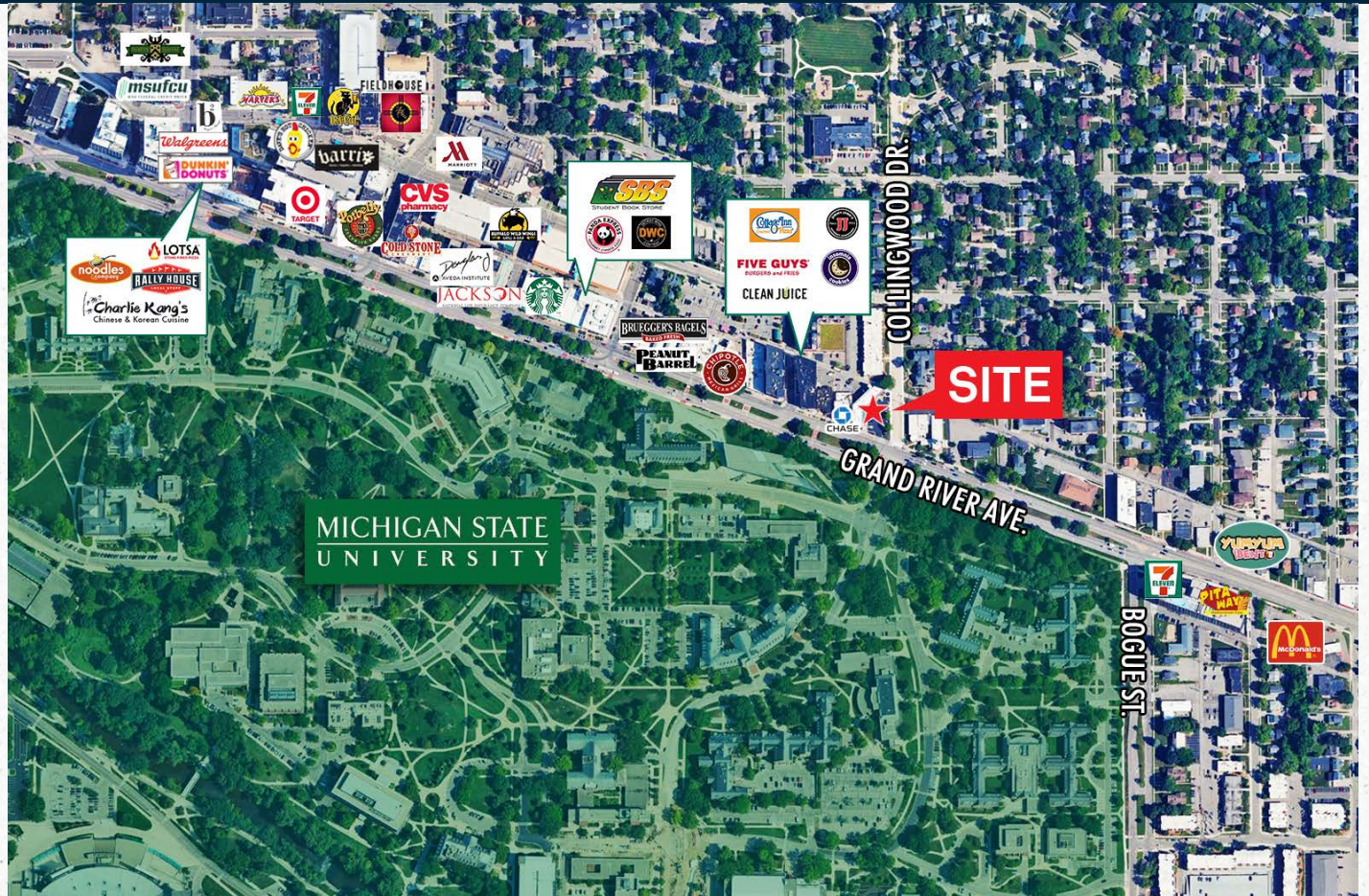

to US-127 and I-496 Entrance

4.2 Miles To

to drive to State Capitol

Conveniently Located

near the Center City District, featuring 365 residential units, Target, and Barrio Tacos; The Abbot, a new mixed-use development with 290 residential units and Walgreens; and The Graduate Hotel.

84
WALK SCORE

79
BIKE SCORE

DEMOGRAPHICS

Proximity	1-Mile	3-Miles	5-Miles
Population	25,632	86,088	171,250
Average Household Income	\$66,239	\$92,581	\$96,233
Housing Units Renter-Occupied	75.2%	59.6%	53.5%

TRAFFIC COUNTS - VPD

Grand River Ave.	25,282
Farm Lane	10,012
Collingwood Dr.	2,459

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Martin Commercial Properties is a vertically integrated commercial real estate firm with an established track record of delivering superior service and unparalleled results to clients since 1962. Our experienced team efficiently serves clients nationally by combining big business benefits with the attentiveness to detail and insight that you would expect from a local firm. With offices in Lansing, Grand Rapids, and Tampa, we provide strategic advice and execution in five core lines of business including brokerage services, investment services, property management, property development, and corporate services.



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