

AVAILABLE

RETAIL

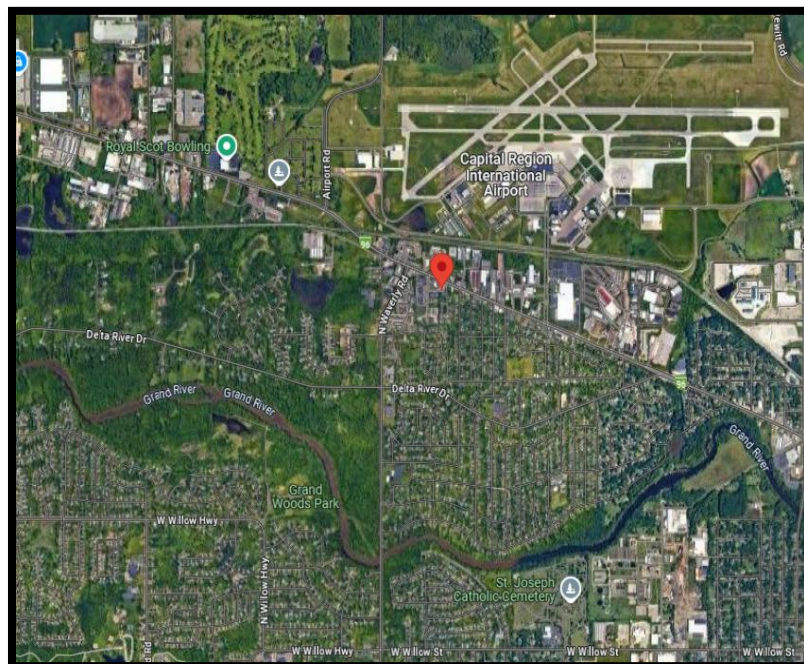
5025 N Grand River Ave
LANSING, MI 48906

1,350 Square Feet
LIMITED INDUSTRIAL



PROPERTY FEATURES

- Close Proximity (1.3 Miles) from Capital Region International Airport
- Zoned S-C (Suburban Commercial)
- Heavy Parking Ratio (3 per 1,000 SF)
- N Waverly & N Grand River Avenue



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BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	N/A	Total Available Sq. Ft.:	41,350 SF	Class:	N/A
Typical Floor Plate:	N/A	Min / Max Cont. Sq. Ft.:	N/A	No. of Floors:	N/A

PROPERTY INFORMATION

Zoning:	SC (Suburban Commercial)	Parking:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Security Systems:	N/A
Roof:	N/A	Restrooms:	N/A
Floors / Covering:	N/A	Sprinklers:	N/A
Heating:	N/A	Signage:	N/A
Air-Conditioning:	N/A	Delivery Area:	N/A
Ceiling Height:	N/A	Date Available:	N/A
Year Built:	N/A	Acreage:	N/A

OCCUPANCY

PRICING INFORMATION

Lease Rate:	Negotiable	Rentable/Usable:	N/A	Impr Allowance:	N/A
Lease Term:	Flexible	Total Taxes:	N/A	Deposit:	N/A
Options:	N/A	Parcel #:	N/A		
Tenant Responsibility:	N/A				

Comments Conveniently located close to Capital Region International Airport, this retail site sits within a thriving commercial corridor in north Lansing. Formerly leased to Subway, which vacated after a substantial tenure, the space is well-positioned for a new occupant to capitalize on its strong location history and built-in visibility.

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INTERIOR PHOTO



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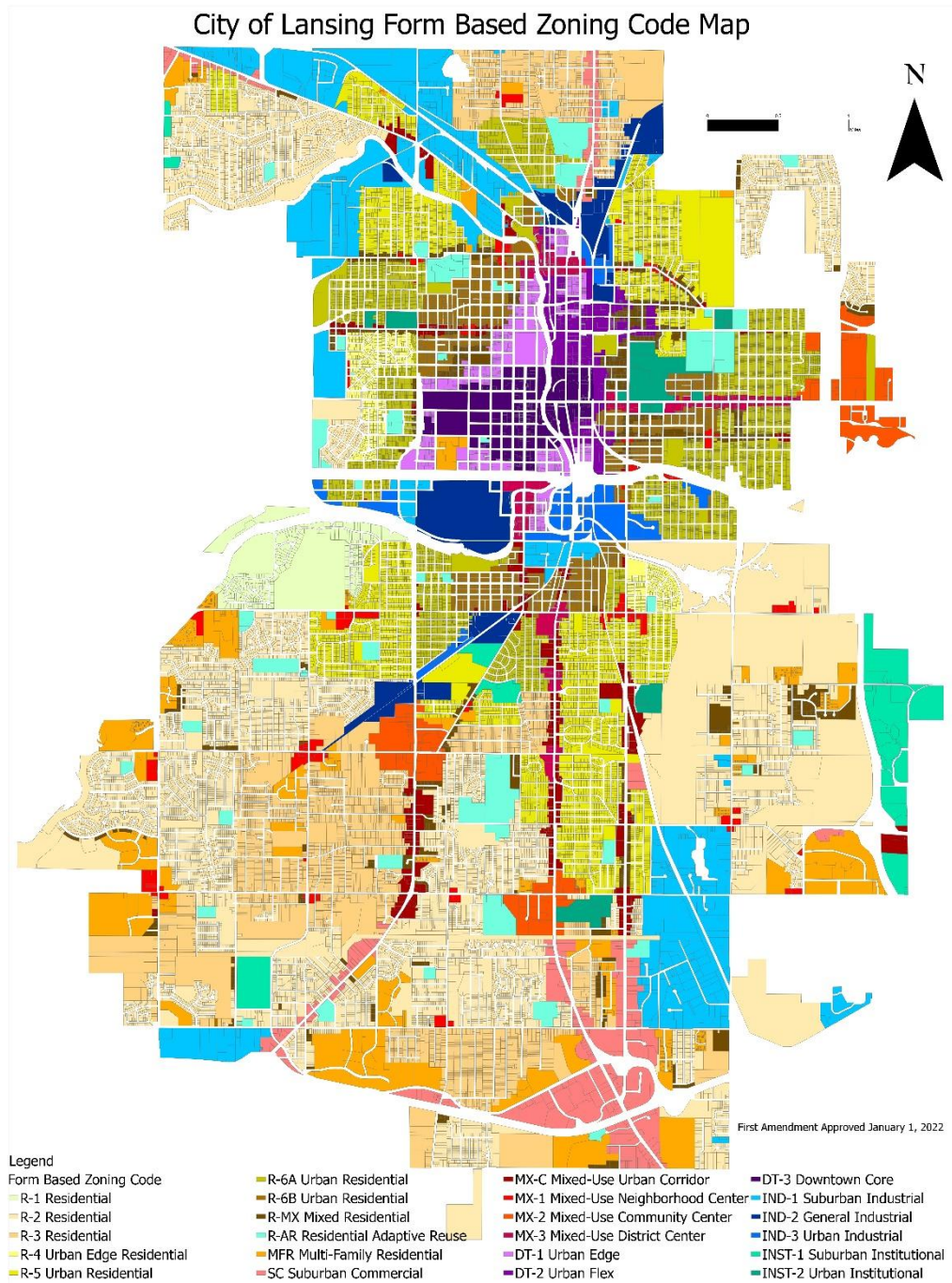
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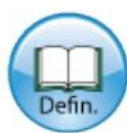
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ZONING MAP



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1243

Commercial Mixed-Use Districts

(d) Conditions and Phasing. Where deemed necessary, the Zoning Administrator, or Planning Board and Council for special uses, as applicable, may:

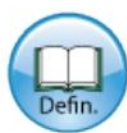
- (1) Require a phasing plan that explains how new development and infrastructure, meeting the requirements of this section, will be constructed, and elements of the site not in compliance will be phased out over time. This may require temporary or permanent easements or commitments through a written agreement and performance guarantee.

(e) Agreement. The City may require a written agreement if flexibility is granted through incentive or to ensure compliance with conditions of approval. An agreement with the City shall be prepared in a form acceptable to the City Attorney that specifies the required improvements, commitments and obligations of the development. The agreement shall specify any recognized benefits provided by the developer, flexibility granted by the City, and maintenance provisions for all site improvement.

1243.03 COMMERCIAL MIXED-USE PERMITTED USES

In the Commercial Mixed-Use Districts, the following principal uses are permitted. Permitted uses shall be subject to site plan review. Conditional uses shall adhere to the Conditions noted in the Section referenced. Special Land Uses may be permitted by Council in accordance with the procedures and conditions described in [Chapter 1262 – Special Land Use Permits](#) if the conditions described in this section for each use are met, and if all Federal, State and local laws are met. Permitted and approved uses may be mixed both horizontally and vertically, subject to conditions and regulations in the district sections that follow.

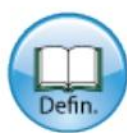
P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	Conditions
Commercial/Office									
Retail sales and Personal Services	C	C	C	C	C	C	C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street.
Professional/business offices	P	P	P	P	P	P	P	P	
Active / Recreational Commercial	P	P	P	P	P	C	P	P	Permitted on non-local streets.
Animal Hospital	C	C	C	C	C	C	C	C	No kennels
Bank	P	P	P	P	P	P	P	P	
Brewpub	C	C	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street.
Clinic	C	C	C	C	C	C	C	C	At least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor.
Funeral Home	C	C		C			C		1. Assembly area for funeral procession shall be provided in addition to off-street parking requirements. 2. At least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor.
Kennel	C	C	C	C	C		C		1. Structures must be setback at least 50 feet from each adjacent residential lot line. 2. Lot size of at least 3 acres for a kennel having an outside exercise run or treatment area. 3. Outside exercise run or treatment area must be located at least 100 feet from all lots lines and at least 400 feet from an adjacent residential lot line.
Laundromat, dry cleaner	P	P	P	P	P		P	P	
Lodging Facility	P	P	P	P	P		P	P	



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Commercial Mixed-Use Districts

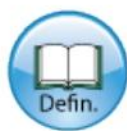
	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	Conditions
P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE									
Mobile Food Vending (Food trucks and carts)	C	C	C	C	C		C		See Section 1250.02.12
Motor vehicle service station	C	C	C	C	C		C		<ol style="list-style-type: none"> 1. The building shall meet the district placement standards. 2. For a building located on a corner lot, the secondary front facade may occupy no less than 50% of the frontage. The remainder of the frontage not occupied by the building shall be screened per the parking standards of the district. 3. The fueling pumps shall be located a minimum of 20 feet behind the build-to line. 4. The canopy over the fueling pumps shall have a roof with the same slope as the principal building. Canopy clearance should not exceed 14' from the ground to the bottom of the canopy. Maximum canopy height is limited to 20'. 5. One access per street frontage however a second access may be approved by city staff upon a finding that the additional access is essential for convenient access, and that the access is spaced adequately and designed to minimize conflicts per Section 1254.01.12. A secondary access drive is permitted for shared access with adjacent parcels.
Nursery, commercial greenhouse	C	C					C		<ol style="list-style-type: none"> 1. The lot on which the nursery or commercial greenhouse is located contains not less than three (3) acres. 2. The lot on which the nursery or commercial greenhouse is located has not less than one property line which abuts and has primary access to a major or minor arterial. 3. The outdoor storage of landscape materials, other than plants, shall be screened from view of all public right-of-ways and residential parcels of land by a six (6) foot high opaque wood or vinyl fence, decorative screen wall or landscaped berm.
Outdoor Mini-Golf	P	P							
Parking facility	S	S	S	S	S	S	S	S	<ol style="list-style-type: none"> 1. On Activity Corridors, the first floor of a parking structure shall have a minimum depth of 20 feet to be occupied by commercial uses permitted in the district. 2. Access drives shall be permitted on the ground level, provided they are collectively no more than 25% of the frontage. 3. The facade of the parking structure shall be integrally designed with the architecture of the overall building, utilize the same building materials, provide an architectural treatment at the top of the structure, such as a cornice, and have wall openings with proportions that comply with the fenestration requirements in Section 1246.04 4. New parking structures shall be designed with a upper story minimum clear height of 9'.
Restaurant, bar, tavern	C	C	C	C	C		C	C	Permitted on non-local streets. Permitted on local street only within 50' of a non-local street
Self-Storage Rental	S								
Studio (dance, health, music, etc)	P	P	P	P	P	P	P	P	



1243

Commercial Mixed-Use Districts

P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	Conditions
Vehicle sales, vehicle leasing, and other outdoor sales facility	C	C		C			S		<ol style="list-style-type: none"> The area of the lot on which the items described in this subsection are located shall be covered with Portland cement or asphaltic concrete. Each point of vehicular ingress and egress to the lot shall be not less than sixty feet from the intersection of any two streets. Any repair or refinishing which is done on the lot shall be done within the confines of an enclosed structure. Lighting shall be confined within and directed onto the parking area only. The portion of the lot on which the items described in this subsection are located shall have a buffer zone of at least eight (8) feet from all lot lines adjacent to the public right-of-way, excluding approved driveways, and any residentially zoned property. The buffer zone shall be landscaped, screened and buffered in accordance with the requirements of Section 1252.09 In DT-2, the storage of vehicles in the front is limited to one (1) single loaded bay.
Drive-thru, as accessory use	C	C	C	C	C	S	S		<ol style="list-style-type: none"> A drive-thru business may have a front setback greater than the build-to line required in the zoning district only to accommodate a travel lane for safe and efficient interior circulation. No parking is allowed in the front yard The drive-thru window shall be on the side or rear of the building. Methods to minimize the impact of noise from outdoor speakers on adjacent residential are required. The site will be adjacent to a Suburban Corridor, Arterial Corridor, Prime Connector, or Activity Corridor and all points of ingress and egress shall be directly onto one of the aforementioned street types. Adequate waiting or standing areas for vehicles shall be provided on-site so that no vehicle is required to wait, stand, or be stored within a right-of-way, in accordance with the parking requirements of Chapter 1254.
Residential Uses									
Single-Family detached	C	C	C	C	C	P			Permitted only on local street
Two-Family dwelling						P	P		
Multi-Family dwelling	P	P	P	P	C	P	P	C	Ground floor multiple-family dwelling units not permitted on the frontage of Activity Corridor and Arterial Corridor street types.
Mobile Home Park									
Bed and Breakfast					C	C	C		Must be the principal residence of the owner and the owner shall live on the premises when in operation. Must provide one surfaced off-street parking spot per guest room in addition to standard parking for residence. In MX-3 parking requirements are not exempt under Section 1254.01.04(f)
Human Care Facilities									
Adult Day Care Facility						P	P		
AFC small group home (≤ 12)						P	P		
AFC large group home (13-20)						S	S		
Child Care centers, preschools, and commercial day care	C	C	C	C	C	C	C	P	At least one property line abutting an arterial, suburban or activity corridor



P = PRINCIPAL PERMITTED C = CONDITIONAL USE S = SPECIAL LAND USE	SC	MX-C	MX-1	MX-2	MX-3	DT-1	DT-2	DT-3	Conditions
Group Day Care Home (7-12 children, <24 hours/day)	C	C	C	C	C	C	C		<ol style="list-style-type: none"> 1. The facility provides and maintains on the lot not less than 900 square feet of outdoor play space. 2. The use of the structure as a group day care home shall be clearly incidental to the principal residential use. 3. One person, other than a member of the family residing in the dwelling, may be employed, so long as that person is not the primary caregiver. 4. No change occurs in the outside appearance of the dwelling. 5. No signs are permitted. 6. The outdoor play space shall be fenced. This requirement can be waived by approval of the Planning Office if the specified outdoor area is common open space shared with other dwelling units.
Sheltered Care Facility	S	S					S		<ol style="list-style-type: none"> 1. At least one property line abutting a Major Arterial street type 2. The proposed Sheltered Care Facility shall be located more than 1,500 feet from an existing Sheltered Care Facility which provides care for more than six persons.
Institutional									
Places of Assembly	C	C	C	C	C	S	C	C	<ol style="list-style-type: none"> 1. At least one property line abutting an arterial, suburban, or activity corridor. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Places of Worship	S	S	S	S	S	S	S	S	
Hospital	C	C	C	C	C	C	C	C	At least one property line abutting an arterial, suburban or activity corridor
Library	P	P	P	P	P	P	P	P	
Museum						P	P	P	
Schools			C	C	C	C	C	C	All education facilities, except elementary or middle schools, must have at least one property line abutting and all points of ingress/egress directly to an arterial, suburban or activity corridor
Trade school	C	C	C	C	C	C	C	C	
Park, open space, plaza	P	P	P	P	P	P	P	P	
Industrial									
Cleaning, processing, servicing, or repair of any product	P	P	C	C	C		P	C	<ol style="list-style-type: none"> 1. At least one property line abutting an arterial, suburban, or activity corridor. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Manufacture of already processed components (bakeries, cosmetics, candies, etc)	P	P		C			P		<ol style="list-style-type: none"> 1. At least one property line abutting an arterial, suburban, or activity corridor. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Manufacture of toys, furniture, appliances, etc							P		
Metal forming							C		<ol style="list-style-type: none"> 1. All activities conducted and materials stored shall be within an enclosed structure. 2. Methods to minimize the impact of potential, excessive noise on adjacent residential are required.
Motor vehicle repair station	C						S		<ol style="list-style-type: none"> 1. At least one property line abutting an arterial, suburban, or activity corridor. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.
Production of consumer goods, with 20% GFA retail sales	P	P	C	P	C		P	C	<ol style="list-style-type: none"> 1. At least one property line abutting an arterial, suburban, or activity corridor. 2. Methods to minimize the impact of potential excessive noise on adjacent residential properties are required.



Research laboratory	P	P	S	P	S	S	P	P	
Wholesale and warehouse uses							S		
Adult Business Uses	S	S							See 1250.02.11
Accessory Uses									
Solar Energy Systems	P	P	P	P	P	P	P	P	

- (a) Accessory uses customarily incidental to any of the above principal uses are allowed provided the Zoning Administrator may require additional parking or compliance with other standards upon a determination that such use may impact site operations beyond that of the Principal Use.
- (b) All activities shall take place within a completely enclosed building unless otherwise indicated.
- (c) All accessory materials shall be enclosed by a structure or a fence, which does not obstruct vision.
- (d) All materials stored within 20 feet of a fence shall not exceed the height of the fence.