



FOR LEASE FORMER GAMESTOP

641 E. GRAND RIVER AVE, EAST LANSING, MI 48223

FOR
LEASE



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FOR LEASE

PROPERTY DETAILS

Location:	641 E. Grand River Ave East Lansing, MI 48223
Property Type:	Neighborhood Center
Date Available:	Immediately
Rent:	\$32.00/SF NNN
Building Size:	1,922 SF
Available Space:	1,922 SF
Zoning:	B-3
GLA:	17,073 SF
Traffic Count:	E. Grand River Ave (22,569 CPD)
Contact:	Gordon S. Hyde ghyde@landmarkcres.com Matthew D. Swantko mswantko@landmarkcres.com (248) 488-2620

TENANT ROSTER



DESCRIPTION

Join Jimmy John's and Chase Bank in this former GameStop space located on the corner of East Grand River Avenue and Collingwood Drive. Directly across from Michigan State University which is home to more than 50,000 students and 20,000 staff. This center is unique in that it offers on-site parking, making it easily accessible by car. The site has excellent visibility from Grand River Avenue in a high traffic area.

MICRO



SITE

E GRAND RIVER AVE (22,569 CPD)

MSU CAMPUS

50,344 STUDENTS ENROLLED





MACRO



Great Clips



Huntington



E GRAND RIVER AVE (22,569 CPD)



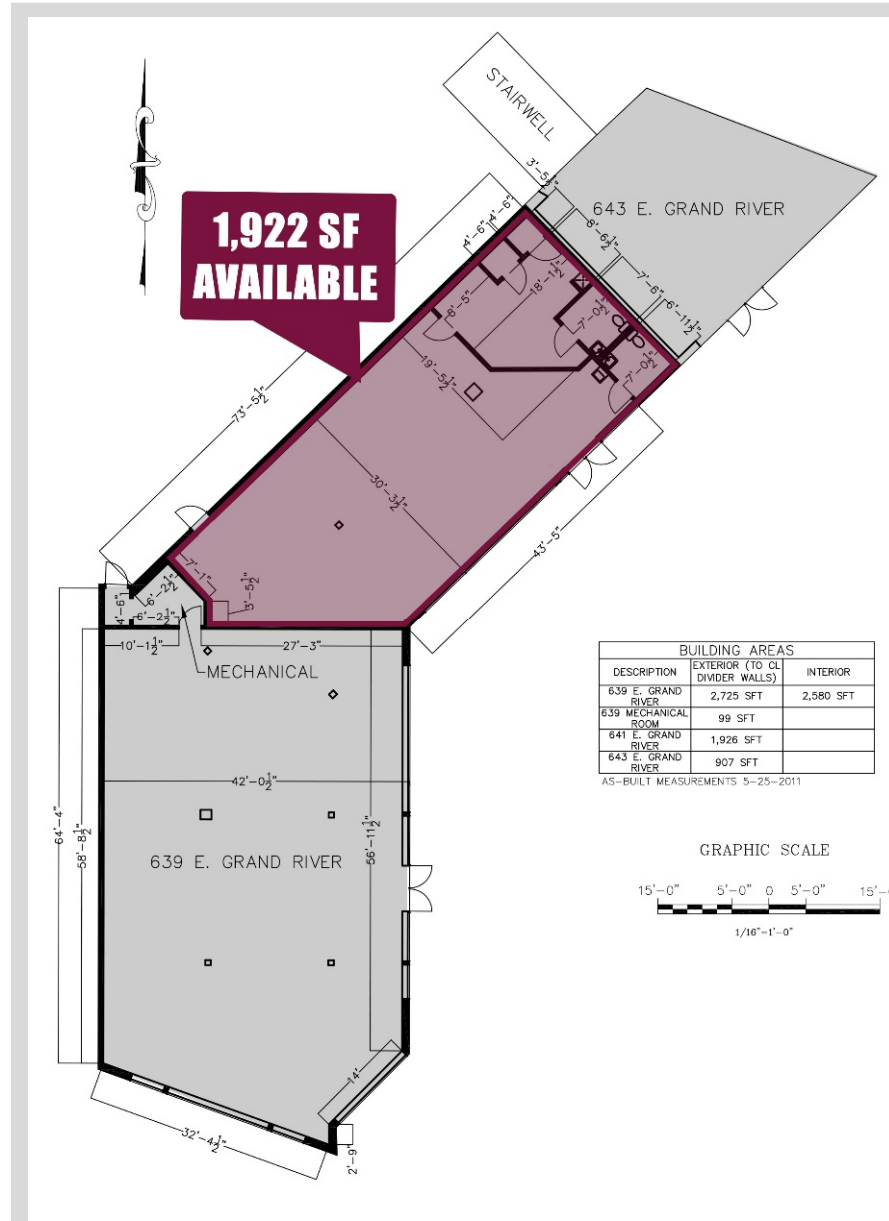
SITE

MSU CAMPUS

50,344 STUDENTS ENROLLED



SITE PLAN



INTERIOR PHOTOS



DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2020 Estimated Population	24,501	83,511	169,091
	2025 Projected Population	24,590	84,321	172,127
	2010 Census Population	25,188	80,625	160,057
	2000 Census Population	24,964	77,851	157,134
	Projected Annual Growth 2020 to 2025	-	0.2%	0.4%
	Historical Annual Growth 2000 to 2020	-	0.4%	0.4%
HOUSEHOLDS	2020 Estimated Households	5,449	31,801	69,574
	2025 Projected Households	5,529	32,264	71,036
	2010 Census Households	5,278	29,320	63,458
	2000 Census Households	5,515	27,954	61,410
	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2020	-	0.7%	0.7%
RACE	2020 Est. White	78.8%	72.1%	70.1%
	2020 Est. Black	6.9%	9.2%	11.6%
	2020 Est. Asian or Pacific Islander	10.5%	13.1%	10.6%
	2020 Est. American Indian or Alaska Native	0.3%	0.4%	0.5%
	2020 Est. Other Races	3.5%	5.3%	7.2%
INCOME	2020 Est. Average Household Income	\$59,142	\$69,035	\$71,086
	2020 Est. Median Household Income	\$34,930	\$52,161	\$53,684
	2020 Est. Per Capita Income	\$18,107	\$28,195	\$30,250
BUSINESS	2020 Est. Total Businesses	870	3,773	9,149
	2020 Est. Total Employees	12,970	44,530	142,197

