

For Lease

2655 E Grand River Ave
East Lansing, MI 48823

MERIDIAN POINT

- Join Crunch Fitness and Foods for Living
- Directly east of MSU Campus
- High exposure location near Whole Foods and the new Trader Joe's



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Property Highlights

- Located on E Grand River at Park Lake Road
- Directly east of MSU Campus, convenient to East Lansing and Okemos
- Highly visible location with plenty of parking
- Readily available for food related use - suite includes loading dock, walk-in cooler and freezer
- Adjacent to Auto Zone and Denny's and within 1-2 blocks from Whole Foods and new Trader Joe's.
- 4.5+/- Acre out parcel available

Total SF Available	+/- 15,000
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Lease Term	Minimum 5 years
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Year Built	2001
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Municipality	Meridian Township
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2021 AADT	Grand River Ave: 21,827 Park Lake Rd: 8,094
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2021 Population

(1 Mile)
12,639
(3 Mile)
75,764
(5 Mile)
137,610



Avg Income

(1 Mile)
\$73,841
(3 Mile)
\$88,025
(5 Mile)
\$82,297



Median Age

(1 Mile)
23
(3 Mile)
24.5
(5 Mile)
28

Lease Rate

\$15.00/SF - \$17.00/SF

NNN

+/- \$3.95/SF



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