

## 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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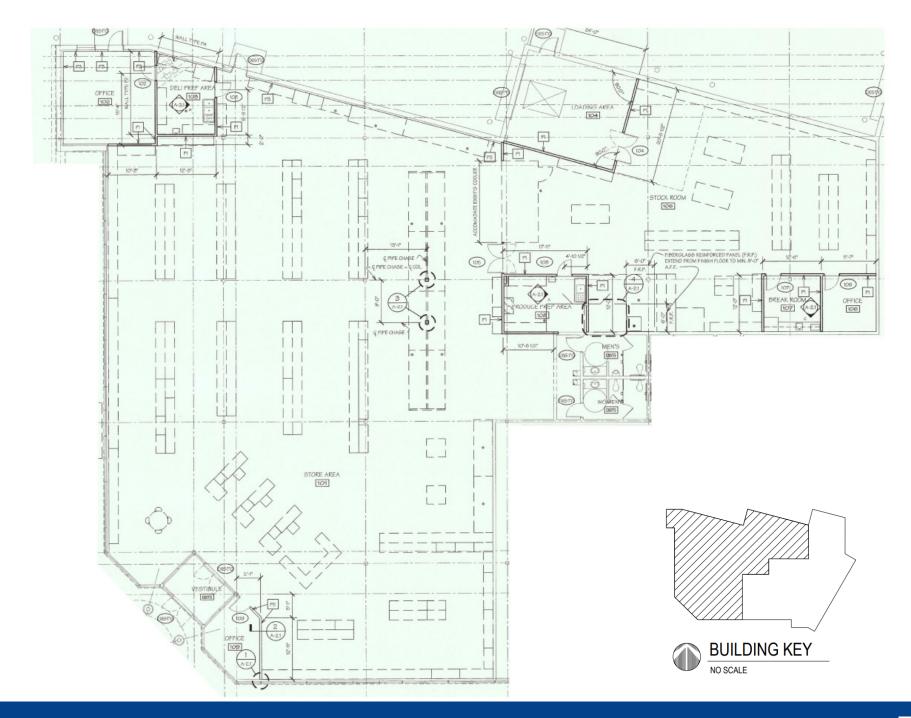
## **Property Highlights**

- 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
Lease Term	Minimum 5 years
Year Built	2001
Municipality	Meridian Township
2021 AADT	Grand River Ave: 21,827 Park Lake Rd: 8,094



Lease Rate \$15.00/SF - \$17.00/SF NNN +/- \$3.95/SF







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