

**FOR LEASE**

**1045 GRAND RIVER AVENUE | EAST LANSING, MICHIGAN**



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PROPERTY INFORMATION

Property Address	1045 Grand River Avenue
City/Township	East Lansing
Building Size	3,500 SF
Space Available	1,132 SF
Lease Rate	\$45.00 PSF / Gross

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <div><b>POPULATION</b> 150,166 PEOPLE</div>	 <div><b>MEDIAN AGE</b> 31.4 YEARS OLD</div>
 <div><b>HOUSEHOLDS</b> 64,935</div>	 <div><b>CONSUMER SPENDING</b> \$1.7 BILLION ANNUALLY</div>
 <div><b>AVG HOUSEHOLD INCOME</b> \$76,452/ANNUALLY</div>	 <div><b>DAYTIME EMPLOYEES</b> 142,122 EMPLOYEES</div>

AREA TENANTS & EMPLOYERS

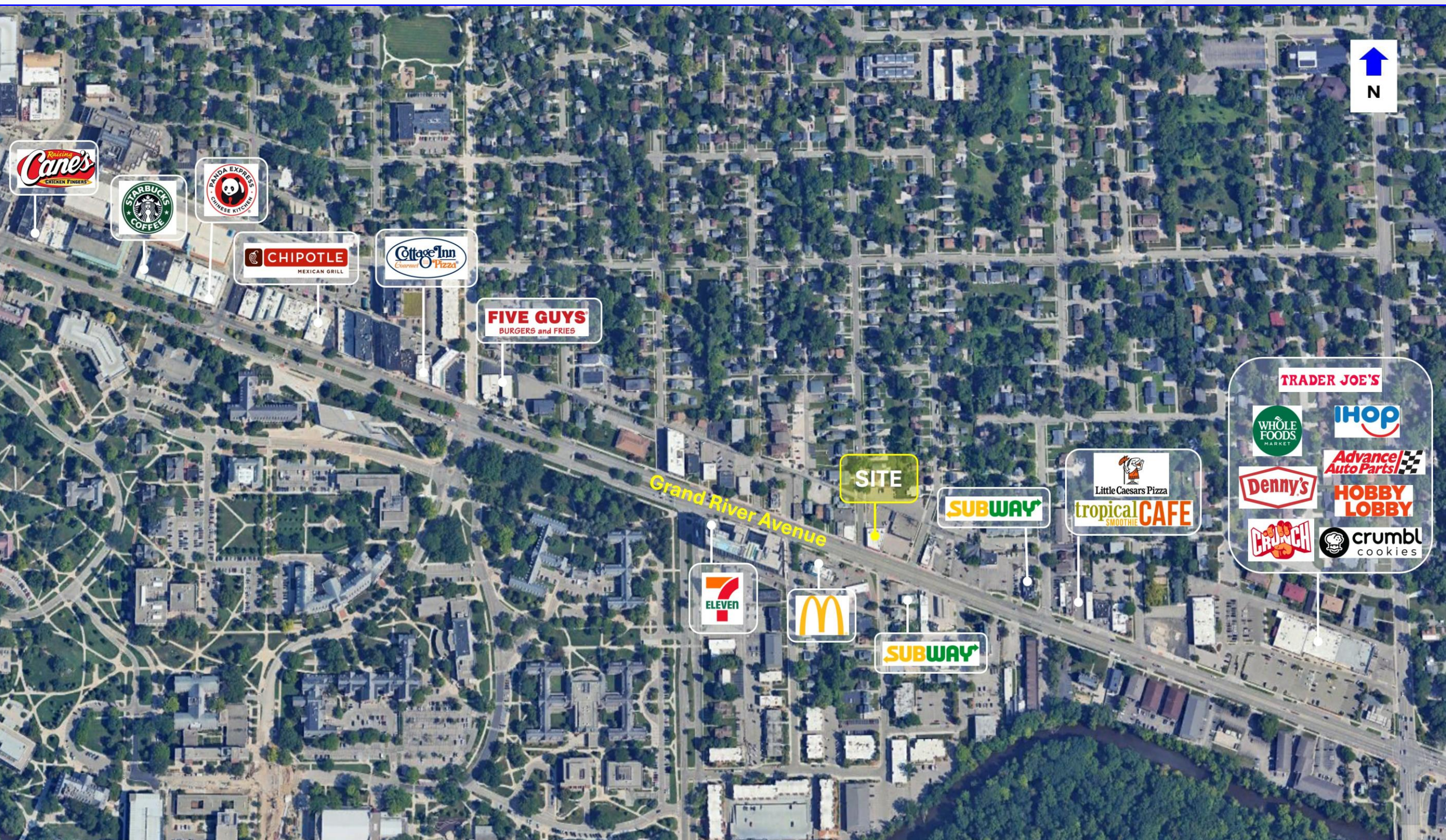


PROPERTY HIGHLIGHTS

- Join Wild Bill's Tobacco on Grand River Avenue in East Lansing, just steps away from Michigan State University's Campus - home to over 50,000 students.
- East Lansing's Grand River corridor provides easy access to downtown eateries, entertainment venues, coffee shops, and stores like; Hop Cat, Barrio, and the MSU Dairy Store are all within walking distance for locals.
- High foot traffic, with an estimated 20,000+ vehicles passing by daily on Grand River Ave, a major road. Located directly across from Michigan State University
- Located directly across from MSU, this property benefits from steady, year-round demand from students seeking convenient off-campus living.













POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	16,129	69,556	146,684
2023 Population	16,941	71,184	150,116
2028 Population Projection	17,037	71,233	150,430
Annual Growth 2010-2022	1.30%	0.60%	0.60%
Annual Growth 2022-2027	0.10%	0.00%	0.00%
Median Age	24.3	28.3	31.4
Bachelor's Degree or Higher	45%	55%	47%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	12,976	49,764	100,763
Black	1,233	5,336	14,116
American Indian/Alaskan Native	20	117	364
Asian	1,159	7,322	12,687
Hawaiian & Pacific Islander	0	0	0
Two or More Races	1,553	8,644	22,186
Hispanic Origin	808	4,335	12,653

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,638	29,625	63,391
2023 Households	6,022	30,383	64,935
2028 Household Projection	6,069	30,407	65,064
Owner Occupied Households	1,429	12,450	30,264
Renter Occupied Households	4,640	17,956	34,800
<b>Avg Household Income</b>	<b>47,608</b>	<b>76,218</b>	<b>76,452</b>
<b>Median Household Income</b>	<b>26,499</b>	<b>48,209</b>	<b>51,532</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,509	6,685	15,481
\$50,000 - 75,000	478	4,193	10,084
\$75,000 - 100,000	344	2,601	6,542
\$100,000 - 125,000	218	2,380	5,182
\$125,000 - 150,000	247	1,707	3,650
\$150,000 - 200,000	225	1,674	3,462
\$200,000+	147	2,202	4,197

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	15,793	1,304	12	49,779	4,951	10	132,574	11,753	11
Trade Transportation & Utilities	1,985	84	24	8,094	422	19	13,877	981	14
Information	887	22	40	1,506	82	18	3,327	196	17
Financial Activities	580	100	6	5,007	545	9	9,557	1,145	8
Professional & Business Services	1,390	112	12	5,632	578	10	18,220	1,393	13
Education & Health Services	6,562	660	10	17,575	2,325	8	42,990	5,585	8
Leisure & Hospitality	2,988	152	20	7,044	417	17	12,325	741	17
Other Services	952	141	7	3,517	495	7	9,558	1,329	7
Public Administration	449	33	14	1,404	87	16	22,720	383	59
Goods-Producing Industries	116	20	6	1,371	137	10	9,548	470	20
Natural Resources & Mining	13	3	4	81	8	10	153	19	8
Construction	44	10	4	430	77	6	2,380	287	8
Manufacturing	59	7	8	860	52	17	7,015	164	43
Total	15,909	1,324	12	51,150	5,088	10	142,122	12,223	12



## EXCLUSIVELY LISTED BY:

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