

**FOR  
LEASE**  
6,380 SF



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**GILLESPIE GROUP**  
LANSING



# FOR LEASE

# 523 E. SHIAWASSEE ST, LANSING, MI

## PROPERTY DETAILS

<b>Address:</b>	523 E. Shiawassee St, Lansing, MI 48912
<b>Lease Rate:</b>	\$18.00/SF, NNN
<b>Acre Lot:</b>	0.30
<b>Building SF:</b>	6,380
<b>Year Built:</b>	1966
<b>Year Remodeled:</b>	2017

**Information:** Located at the prominent corner of E. Shiawassee Street and N. Larch Street, this 0.30-acre lot draws an impressive daily traffic count of 12,200 vehicles, making it an ideal spot for businesses seeking visibility. The property includes a spacious paved parking lot and a convenient loading area with garage door access. The two-story building features abundant natural light with multiple windows, several exterior entry points, outdoor patio space, and ramp access, offering versatility and accessibility for a wide range of business opportunities.

## AREA DESCRIPTION

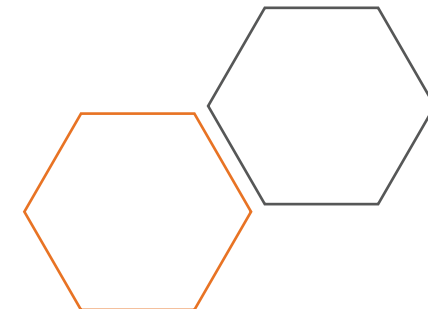
Situated in the heart of the Stadium District in Downtown Lansing, a vibrant area attracting 4.8 million visitors annually, this site offers unparalleled visibility with prime signage opportunities for businesses aiming to succeed in an energy-filled environment. The location benefits from significant foot traffic, driven by both visitors and nearby residential developments including Outfield Lofts (83 units), Marketplace Apartments (159 units), Stadium District Apartments (40 units), and BLOCK600 Lofts (40 units).

The surrounding area features over 15 bars and restaurants and is steps from Jackson Field, home of the Lansing Lugnuts, as well as the Lansing Center. Additionally, the property is conveniently located near major employers such as the Michigan State Capitol, University of Michigan Health-Sparrow Lansing, and Michigan State University, further supporting the area's robust economic growth.



## PHOTO GALLERY

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## CONTACT

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**SITE DISTANCE TO**  
DOWNTOWN LANSING: 600 YARDS  
E.W. SPARROW HOSPITAL: 0.8 MILES  
MICHIGAN STATE UNIVERSITY: 3 MILES







**JOIN THE ENERGY OF LANSING'S FASTEST GROWING DISTRICT TODAY!**