

3131 E MICHIGAN AVE, LANSING MI | 150,000 SF

FOR
LEASE



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GILLESPIE GROUP
LANSING



FRANDOR SHOPPING CENTER

Kroger

TJ-maxx

HomeGoods

Michael's

JO-ANN

petco.

WORLD MARKET

PartyCity

ULTA

Panera BREAD

Dunham's

SKYVUE APARTMENTS

MICHIGAN STATE UNIVERSITY

RED CEDAR

AC HOTEL

HYATT house

THE OLD BAG-NAILS PUB

Hooked

tropical CAFE

FENG CHA

ROECO

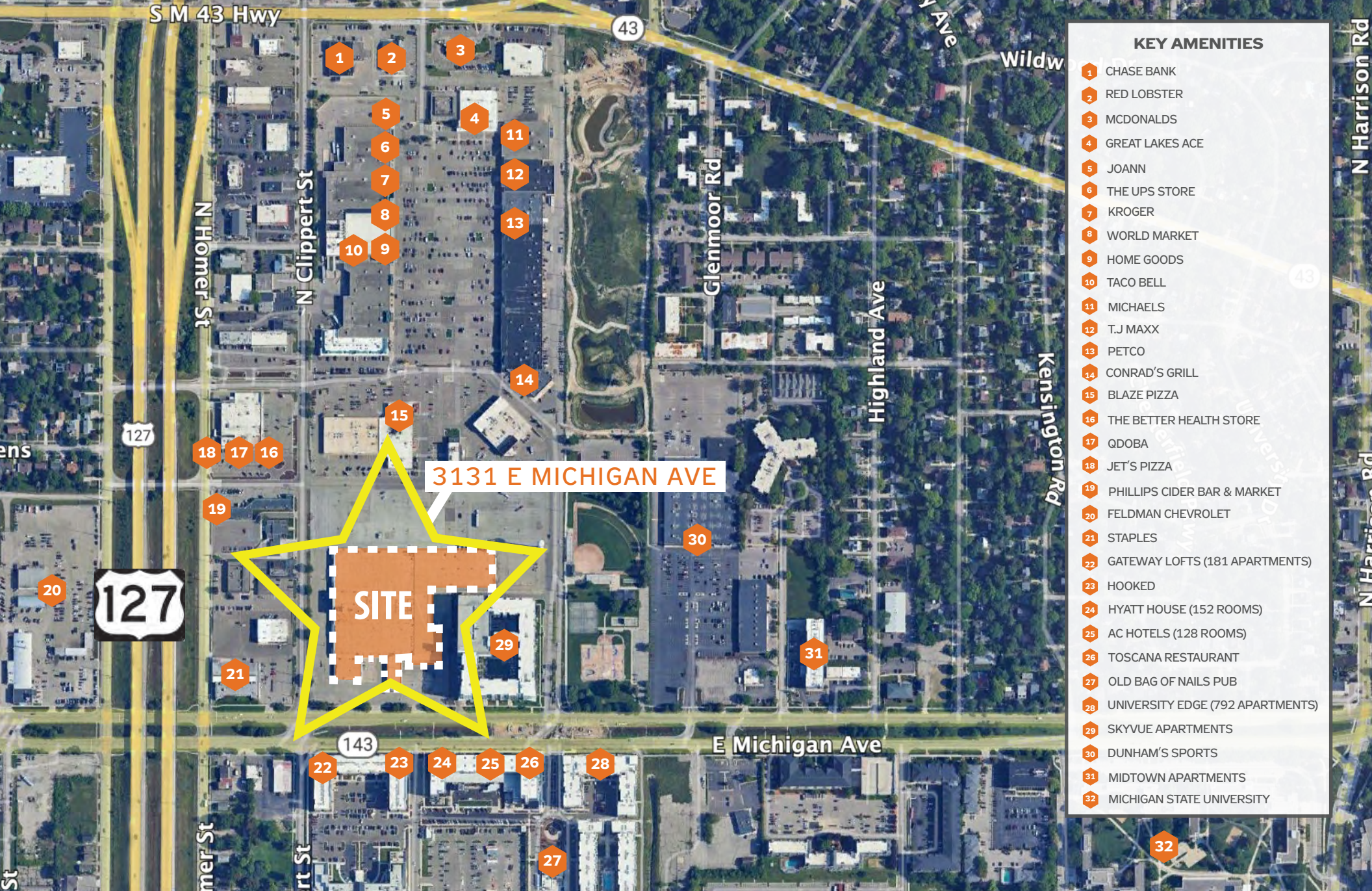
Comerica Bank

N CLIPPERT ST

Staples

CONTEXT MAP

GILLESPIE GROUP
LANSING



KEY AMENITIES

- 1 CHASE BANK
- 2 RED LOBSTER
- 3 MCDONALDS
- 4 GREAT LAKES ACE
- 5 JOANN
- 6 THE UPS STORE
- 7 KROGER
- 8 WORLD MARKET
- 9 HOME GOODS
- 10 TACO BELL
- 11 MICHAELS
- 12 T.J. MAXX
- 13 PETCO
- 14 CONRAD'S GRILL
- 15 BLAZE PIZZA
- 16 THE BETTER HEALTH STORE
- 17 QDOBA
- 18 JET'S PIZZA
- 19 PHILLIPS CIDER BAR & MARKET
- 20 FELDMAN CHEVROLET
- 21 STAPLES
- 22 GATEWAY LOFTS (181 APARTMENTS)
- 23 HOOKED
- 24 HYATT HOUSE (152 ROOMS)
- 25 AC HOTELS (128 ROOMS)
- 26 TOSCANA RESTAURANT
- 27 OLD BAG OF NAILS PUB
- 28 UNIVERSITY EDGE (792 APARTMENTS)
- 29 SKYVUE APARTMENTS
- 30 DUNHAM'S SPORTS
- 31 MIDTOWN APARTMENTS
- 32 MICHIGAN STATE UNIVERSITY

CONTEXT MAP

FOR LEASE

3131 E MICHIGAN AVENUE

PROPERTY DETAILS

Address: 3131 E Michigan Avenue, Lansing, MI 48912

Building SF: 150,000

Traffic Count: 21,113 VPD

Location & Population

- Capital city of Michigan, located in the “Mid-Michigan” region.
- Centrally positioned between Detroit and Grand Rapids.
- Third largest population in Michigan with over 550,000 residents.

Economic & Business Highlights

- Home to General Motors Lansing Delta Assembly, one of the world’s most advanced auto plants.
- Headquarters for major insurance providers like Farm Bureau and Auto-Owners Insurance.

AREA DESCRIPTION

Retail & Development Growth

- Eastwood Towne Center features major national and local brands (Apple, lululemon, P.F. Chang’s).
- Center City District near MSU:
 - 367 new apartments, 600-space parking deck.
 - Urban Target, Graduate Hotel, Barrio, Jolly Pumpkin.
- Red Cedar Development (\$256M mixed-use project):
 - 800 student housing units.
 - AC Hotel, Hyatt House, 500 luxury senior housing units, retail space.

Education & University Impact

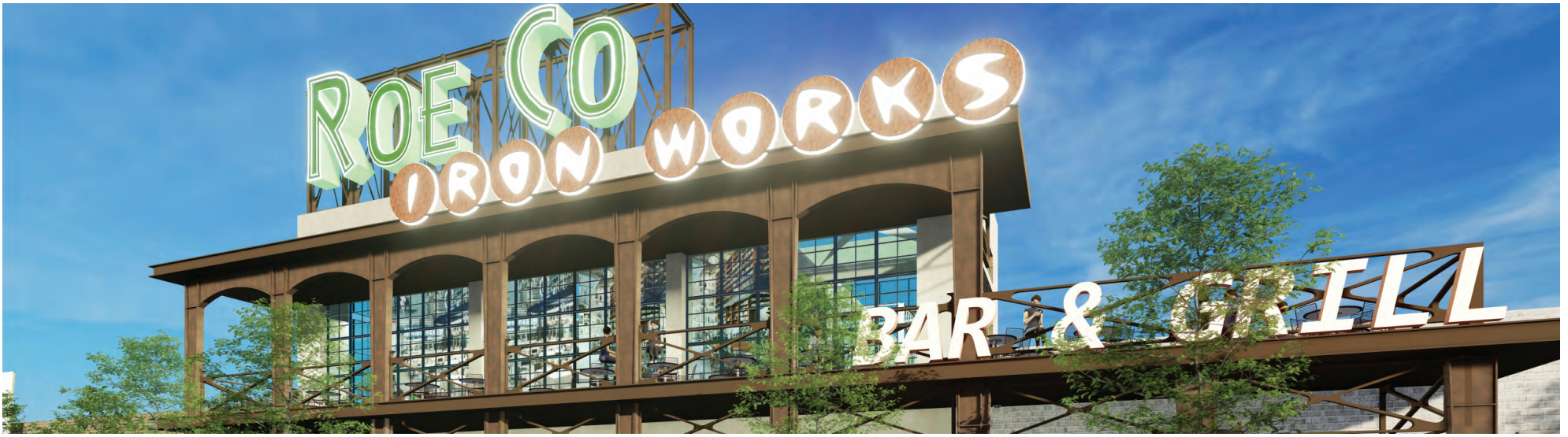
- Home to Michigan State University (MSU) with over 50,000 student.
- Nationally recognized land-grant university with top agricultural programs.
- MSU Pavilion: 100,000 SF venue hosting 100+ agriculture & livestock events annually.

Event Venues & Tourism

- Spartan Stadium: 75,000-seat football venue; 500,000+ annual attendance.
- Breslin Center: 15,000-seat basketball arena; 250+ events annually.
- Wharton Center: 2,254-seat performing arts venue; 120+ events annually.
- Jackson Field: 10,000-seat baseball stadium; 70+ events annually.



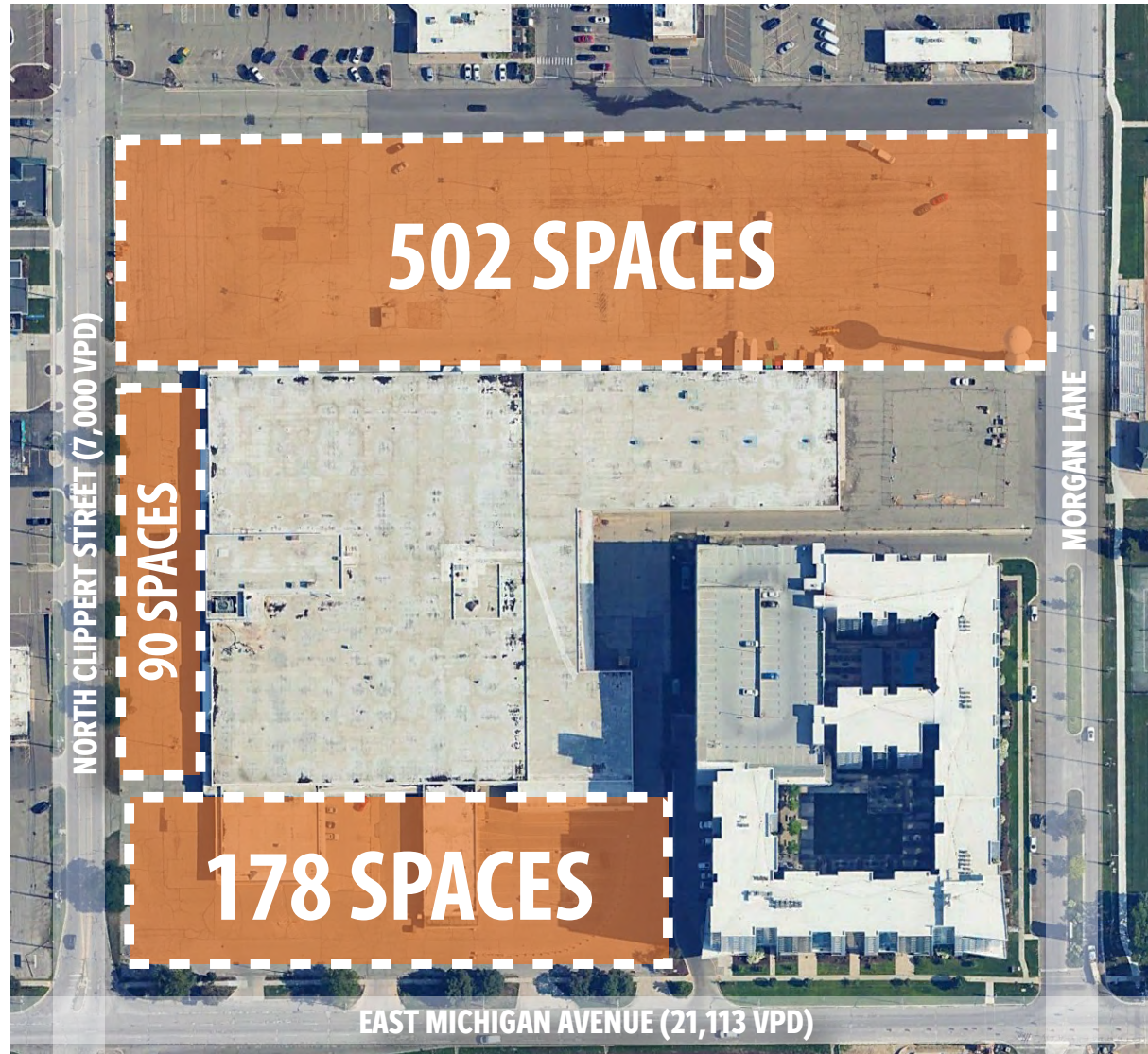
SITE RENDERINGS



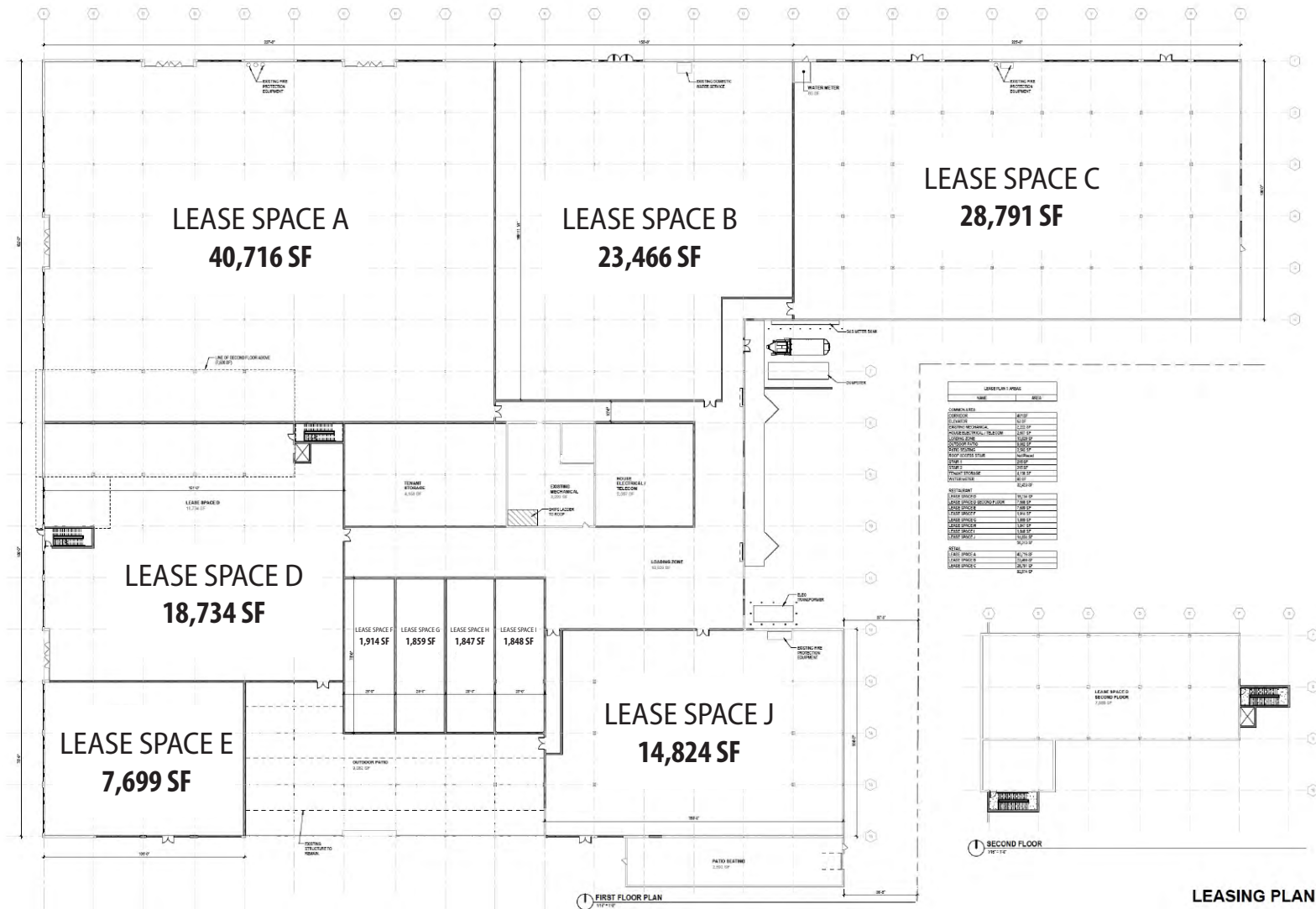
SITE RENDERINGS



SITE RENDERINGS



PARKING (770 TOTAL SPACES)



FLOORPLAN



SITE OVERVIEW

INTRODUCING ROECO

Sears first opened its doors in Lansing in 1928, later relocating to its iconic site in 1954, where it served the community for decades until closing in 2020. Originally founded in 1892 by Richard Sears and Alvah Roebuck, the brand became a symbol of innovation—starting as a mail-order company and eventually evolving into a retail giant, even completing the record-breaking Sears Tower in 1974.

Now, in 2025, Gillespie Group is proud to reimagine this historic location into a vibrant lifestyle center. Honoring the legacy of the past while shaping the future, we're bringing new energy and opportunity to this iconic space through creative, community-driven redevelopment.



At Gillespie Group, we're fueled by creative solutions, bold vision, and a passion for revitalizing communities. Since 1994, we've transformed Michigan through innovative real estate developments—bringing over 2,000 residential units and 675,000+ square feet of commercial space to life.

With a focus on energizing neighborhoods and reimagining spaces, we specialize in mixed-use, residential, and commercial projects that support vibrant, connected communities. Our work—especially in Lansing's Stadium District—reflects our commitment to smart growth, walkability, and the "live, work, play" lifestyle. Through bold design and forward-thinking strategies, we're helping shape a more dynamic Michigan, one project at a time.



MOVING FORWARD

WE LOOK FORWARD TO THE OPPORTUNITY TO EXPLORE YOUR PRIORITIES IN GREATER DETAIL AND TAILOR OUR SOLUTIONS TO MEET YOUR SPECIFIC NEEDS AND DESIRE FOR CONTINUED PROFOUND COMMUNITY INVESTMENT AND IMPACT.

WHEN WOULD BE A GOOD TIME FOR US TO HEAR YOUR FEEDBACK?

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